



Maria Conradie
0728305894
maria@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6
The Woodmill Lifestyle Centre
Vredenburg Road
Devonvallei
Stellenbosch
7600



SOLE MANDATE

Web Ref RL15228



R1,850,000

 3  2.5  2

Monthly Bond Repayment R19,095.49
Calculated over 20 years at 11% with no deposit.

Transfer Costs R66,206.00 **Bond Costs** R32,760.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,500

3 Bedroom House For Sale in Bramley

Exclusive Sole Mandate.

Nestled in the heart of Bramley, this classic three-bedroom home offers exceptional value in a rapidly growing area poised for long-term appreciation. Surrounded by flourishing developments in Melrose and Rosebank, and conveniently positioned near Gauteng's major arterial roads, this property is ideally located for future growth.

The home features three generously sized bedrooms, providing ample space for bedroom suites. Two well-maintained bathrooms offer convenience: the first bathroom features a shower, while the second is fitted with a bath. The open-plan living area includes two reception lounges and a dining room, with a cosy kitchen with ample space for appliances like a double fridge and dishwasher. A double free-standing gas stove and oven are ideal for saving on electricity.

Step outside...

Features

Pets Allowed Yes

| Interior | |
|--------------|-----|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Kitchens | 1 |
| Recep. Rooms | 3 |
| Furnished | No |

| Exterior | |
|---------------------|-------|
| Garages | 2 |
| Carports / Parkings | 4 |
| Security | Yes |
| Dom. Accom. | 2 |
| Pool | Yes |
| Views | False |

| Sizes | |
|------------|---------------------|
| Floor Size | 350m ² |
| Land Size | 1,487m ² |