

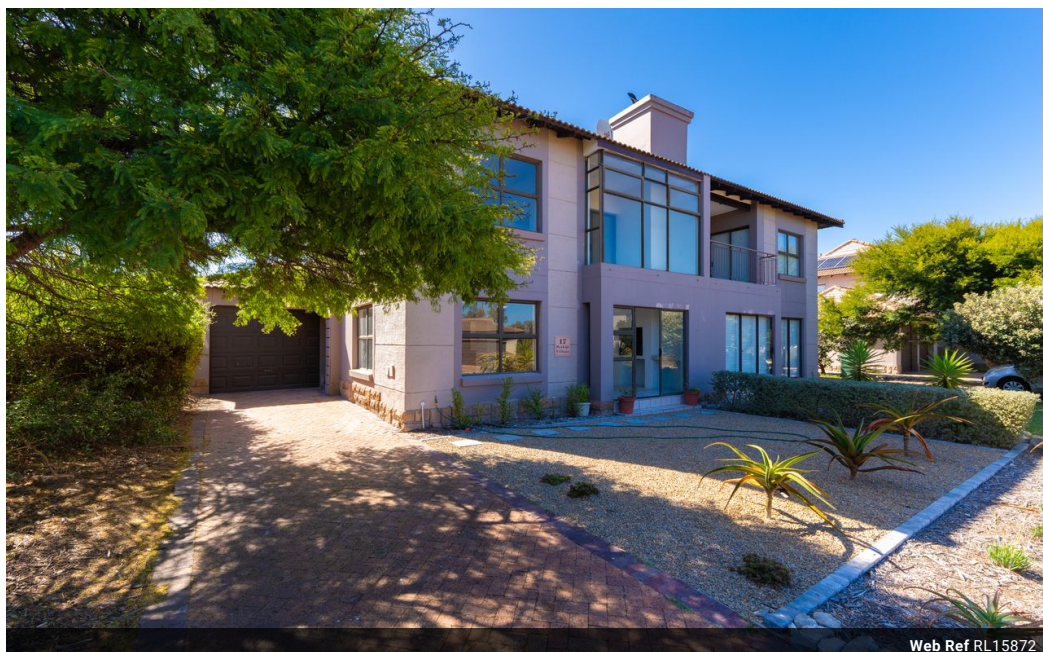


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Devonvallei  
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Web Ref RL15872



**R3,250,000**

 3  2.5  1

**Monthly Bond Repayment** R33,546.12  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,255 **Monthly Rates** R1,500

### Exceptional Investment Opportunity in Langebaan Country Estate

#### Dual Mandate

This three-bedroom, two-and-a-half-bathroom townhouse in Perkijs Village, Langebaan Country Estate, presents a fantastic investment opportunity—whether for long-term rental, short-term stays, a secure lock-up-and-go, or a forever home. Located just a five-minute walk from the clubhouse, this property offers the perfect balance of convenience, comfort, and estate living.

#### Property Features:

- Spacious Open-Plan Living: The ground floor boasts a large open-plan living and dining area, seamlessly flowing into an indoor braai stoep, ideal for year-round entertainment.
- Modern Kitchen & Scullery: The well-designed kitchen includes a separate scullery, leading out to a private backyard with an additional outdoor braai area and direct access to the single garage.
- Practical Design: A guest toilet and under-stair storage...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Land Size	514m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

