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Contact **Virtual Office**

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



Web Ref RL14829



**R6,445,000**

 4  4  3

**Monthly Bond Repayment** R66,524.54  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R572,716.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R100 **Monthly Rates** R1,300

### Unique opportunity- Smallholding

Discover a unique opportunity to own a spacious and well-designed smallholding in the Long Acres Country Estate. Spanning over two hectares, this property offers a perfect blend of comfort, functionality, and equestrian amenities.

Property Features:

**Main House:** The heart of the home is an expansive open-plan living area that seamlessly integrates the dining and kitchen spaces. The kitchen is a chef's delight, featuring a large centre island, a separate scullery, and a laundry room, providing ample space for both everyday living and entertaining.

**Bedrooms and Bathrooms:** The main house includes three generously sized bedrooms, each with its own private bathroom, ensuring comfort and privacy for all occupants. Additionally, a separate study offers a quiet retreat for work or relaxation.

**Indoor-Outdoor Living:** The living area...

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Garages	3	Floor Size	375m <sup>2</sup>
<b>Interior</b>		Carports / Parkings	4	Land Size	22,291m <sup>2</sup>
Bedrooms	4	Security	No		
Bathrooms	4	Pool	Yes		
Kitchens	2	Views	False		
Recep. Rooms	3				
Studies	1				
Furnished	No				