



**Roy Wynton**  
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Contact **Virtual Office**

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



SOLE MANDATE

Web Ref RL13435



**R4,295,000**

 4  4

**Monthly Bond Repayment** R44,332.49  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,291.00 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,700

### Rustic 5 Bedroom House

This stylish rustic 4 bedroom home with large separate flatlet, is easy flowing and cleverly thought ough. If one is looking for a Dual-living home that is very central and near to the beach and Milnerton lagoon mouth and just 2 mins away from myciti bus route. A sheltered patio welcome you on entrance a perfect place to put a hammock between the pillars. A spacious open plan living area, with fire place and kitchen area which has screeded flooring and Crete stone skimmed walls. There are downlights throughout. The kitchen has large center island with gas stove a preparation basin and there is a neatly tucked away scullery. The large kitchen Timber Constantine doors open up onto pool deck and entertainment area. The pool deck surrounds a 20m long training swimming pool. There is an undercover braai and bar area with built in...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	4	Carports / Parkings	6
Bathrooms	4	Security	Yes
Kitchens	2	Pool	Yes
Recep. Rooms	2	Views	False
Studies	1		
Furnished	No		
			Floor Size 450m <sup>2</sup>
			Land Size 978m <sup>2</sup>