



**JC Conradie**  
0720586616  
jcconradie@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL15892



**R1,950,000**

4 Bedrooms 3 Bathrooms 2 Carports

**Monthly Bond Repayment** R20,127.67

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R72,206.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R1,790

### Practical and comfortable 4 bedroom home

In search of the "be all" property? This 4 bedroom property has a plethora of uses and possibilities. A fully functional 1-bedroom flatlet ideal for generating a rental income, the perfect opportunity to give your eldest that long wished for privacy/independence they are in search for?

The main house consists of 4 bedrooms and 3 bathrooms. This ensures ample space for that family visit in December and no waiting in line to start of your day with your usual morning routines. A very comfortable study for work at home adults providing ample space and light. Ideally located next to one of the bathrooms and kitchen for those quick coffee breaks. Entertaining and winding down is also a breeze with a built in fireplace in the lounge as well as an outside braai area. The features on this house is vast and include features such as...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 4  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 1  
Studies 1  
Furnished No

**Exterior**  
Garages 2  
Carports / Parkings 2  
Security Yes  
Pool No  
Views False

**Sizes**  
Floor Size 420m<sup>2</sup>  
Land Size 928m<sup>2</sup>

