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### Contact Virtual Office

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





# R11,750,000

3.5 😭 3

 Monthly Bond Repayment R121,282.14

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R1,184,789.00
 Bond Costs R94,285.00

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

 Monthly Levy R3,725
 Monthly Rates R4,000

### Picture Perfect 4 Bedroom Family Home with three garages!

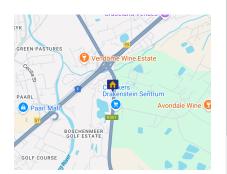
EXCLUSIVE SOLE MANDATE - Step into this contemporary family home with its distinct Cape Winelands character, and you immediately get a sense of calm. The lounge boasts beautiful herringbone hardwood floors and an open fireplace, perfect for winter evenings curled up with a book, while the braai area flows seamlessly onto the wooden deck outside around the pool, ideal for those long summer days in Paarl.

From the vine-covered pergola and big sash windows to the inviting stoep that embraces the pool, the home has a farm feel while still being conveniently close to town, schools and other amenities. Located near Gate 1 of the highly sought-after Boschenmeer Golf Estate, it's within walking distance of the tennis courts, communal pool and golf clubhouse with restaurant, beauty salon, hairdresser, etc.

Mature olive trees and...

#### Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	3	Land Size	800m <sup>2</sup>
Bathrooms	3.5	Carports / Parkings	3		
Kitchens	1	Security	No		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	True		



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