



Marilize Breytenbach
 083 241 1580
 marilize@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



SOLE MANDATE

Web Ref RL15993



R5,495,000

 3  2  1

Monthly Bond Repayment R56,718.75
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R462,257.00 **Bond Costs** R65,785.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R2,700 **Monthly Rates** R3,000

One level Country home!!

EXCLUSIVE SOLE MANDATE – Nestled in the prestigious Boschenmeer Golf Estate in Paarl, this beautifully kept and well maintained 3-bedroom, 2-bathroom country home offers modern convenience, One level effortless living. Ideal for first-time home buyers or property investors, this home offers a secure, low-maintenance lifestyle in one of Paarl's most sought-after estates. Country homes do not often come on the market and when they do, they sell fast! They offer low levy, low maintenance and good value on the estate.

Designed with comfort in mind, the home boasts a spacious open plan living and dining area, where two doors open to the outdoors, allowing for plenty of fresh air and natural light to flow through. The north-facing windows ensures that the living spaces receive optimal sunlight throughout the day, creating a warm and...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Land Size	312m ²
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

