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Contact **Virtual Office**

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

3 Bedroom House Sold in Roodeberg

SOLD



Web Ref RL15886



R3,595,000



3



2.5

Monthly Bond Repayment R37,107.17

Calculated over 20 years at 11% with no deposit.

Transfer Costs R232,164.00 **Bond Costs** R47,840.00

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

Monthly Rates R1,700

Unparalleled Business and Residential Opportunity

Meridian Realty EXCLUSIVELY present to you this unique and exceptional property listing in the heart of Paarl's main road, offering a perfect blend of business and residential space. The property boasts three spacious bedrooms, 2.5 bathrooms, and a prime main road location ideal for promoting your business from home. With excellent visibility, you can showcase your products or services to a high volume of passing traffic.

The property's interior is just as impressive, with a spacious entrance hall leading to a sunroom and living area that can be converted into a large office space. The kitchen is nice and spacious with the dining area and living room flowing from it, featuring a braai room and bar which leads out onto the garden and pool.

The main bedroom suite is located downstairs, complete with an en-suite bathroom...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Carports / Parkings	3
Security	No
Pool	Yes
Views	True

Sizes

Floor Size	344m ²
Land Size	910m ²