



**Bakes Barker**  
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Contact **Virtual Office**

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



Web Ref RL15851



**R4,495,000**

 5  3  2

**Monthly Bond Repayment** R46,396.87  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R342,459.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,035

### Spacious Family Home with Flatlet & Pool

Welcome to this stunning 3-bedroom, 2-bathroom family home, perfectly designed for comfortable living and entertaining. The open-plan layout seamlessly connects the lounge, dining area, and neat kitchen, creating a warm and inviting atmosphere. A separate study provides the ideal space for remote work or a home office.

Adding incredible value, this property also includes a 2-bedroom flatlet with its own open-plan lounge and kitchen, perfect for extended family, guests, or rental income.

Enclosed braai room, ideal for year-round entertaining. Located in a sought-after area, this home is directly across from a beautiful park, offering a fantastic outdoor space for kids and pets to enjoy.

Don't miss out on this incredible opportunity—schedule your viewing today!

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 5  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 2  
Studies 1  
Furnished No

**Exterior**  
Garages 2  
Security No  
Pool Yes  
Views False

**Sizes**  
Land Size 780m<sup>2</sup>

