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Contact **Virtual Office**

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Loft Office 6
 The Woodmill Lifestyle Centre
 Vredenburg Road
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 Stellenbosch
 7600



Web Ref RL15067



R4,950,000

 4  2  2

Monthly Bond Repayment R51,093.33
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R396,845.00 **Bond Costs** R61,035.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R2,500

Prime 5,567m² Property in Montrose – A Developer’s Dream!

Nestled in the highly sought-after northern suburb of Montrose, this expansive 5,567m² property offers an incredible opportunity for both developers and homeowners. Set in a peaceful cul-de-sac, just minutes from Liberty Mall and with easy access to the N3, this property is ideally positioned for convenience and growth.

The property is on the verge of being rezoned for medium-density development, making it a perfect investment for developers looking to capitalize on the area’s potential.

Features:

- Original character home with high ceilings and Oregon floors
- Spacious main lounge with a cozy fireplace
- 5 large bedrooms, all with built-in cupboards
- Front and back verandas, perfect for enjoying the outdoors
- Convenient laundry room
- Freestanding garage with ample parking space
- Swimming pool requiring some TLC
- ...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	250m ²
Bathrooms	2	Carports / Parkings	1	Land Size	5,567m ²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	True		