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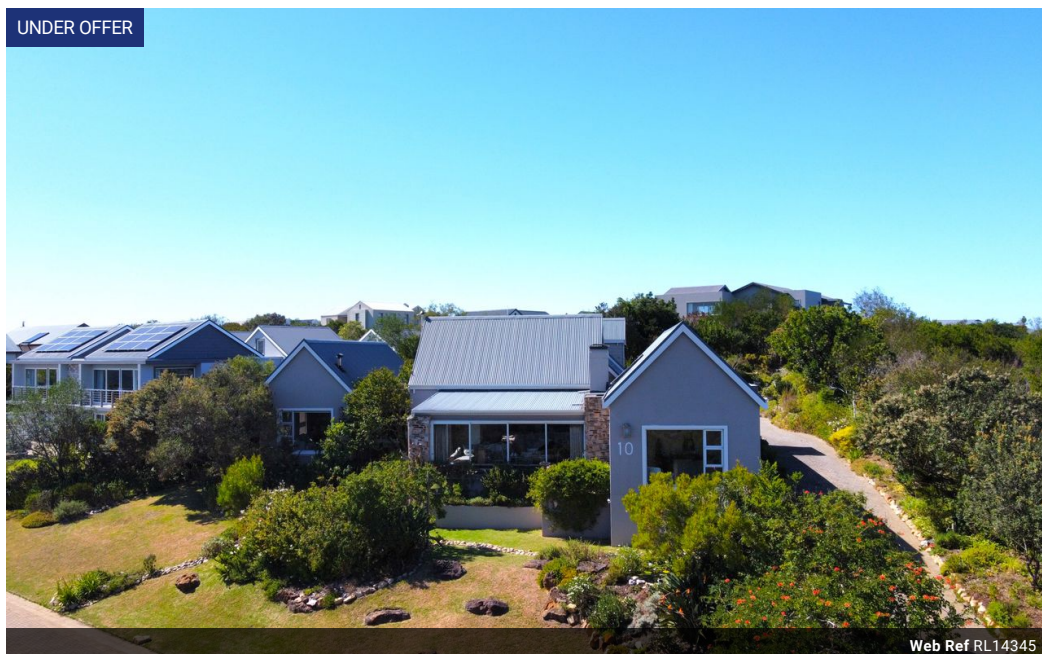
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Contact **Virtual Office**

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Vredenburg Road  
Devonvallei  
Stellenbosch  
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UNDER OFFER



Web Ref RL14345



**R8,950,000**

 3  5  2

**Monthly Bond Repayment** R92,380.86

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R859,714.00 **Bond Costs** R80,035.00

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

**Monthly Levy** R8,562 **Monthly Rates** R3,460.7

### Perfect "downsize" home in Brackenridge Private Estate.

Joint Mandate:

Welcome to a classic property in the sought-after Brackenridge Private Estate. With its timeless finishes and sprung wooden floors, this gracious property is one of a kind. The main house is set all on one level and is a wonderful peaceful sanctuary.

From the large double front door leading into a spacious entrance hall, one is pulled into the homely, comfortable feeling of a property well-loved and cared for.

To the left of the entrance hall is a corridor to the main bedroom, full bathroom, and dressing room, offering views over farmlands, rolling hills, and a dam in the distance. Windows and a sliding door let in the northern and western sun, along with the dappled light through the trees in the garden.

To the right of the front door is a spacious guest cloakroom.

Entering the main living area reveals a...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	350m <sup>2</sup>
Land Size	1,554m <sup>2</sup>