



**Ronel Harrison**  
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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 RL15843



**R2,600,000**

 5  4

**Monthly Bond Repayment** R26,836.90  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R123,720.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,030

### Spacious Family Home with 2 Income-Generating Flatlets - Must see!

This large and well-maintained family home is perfect for a family needing extra space or an investor looking for rental income. It features two private one-bedroom flatlets, one with its own entrance, prepaid electricity, and generating R4,500 per month.

#### Main house highlights:

- Three spacious bedrooms – main bedroom with walk-in closet and en-suite
- Massive upstairs room – ideal as a bedroom, hobby room, or office
- Large kitchen with a centre island, pantry, and space for multiple appliances
- Expansive braai room with air conditioning and built-in braai
- Open-plan dining and living areas for easy family living
- Excellent security – alarm system with 30 zones, CCTV, and security gate securing bedrooms

Parking for up to six vehicles under a large undercover carport  
Low-maintenance private garden and courtyard with washing line

Both...

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Carports / Parkings	6	Floor Size	320m <sup>2</sup>
<b>Interior</b>		Security	No	Land Size	1,200m <sup>2</sup>
Bedrooms	5	Pool	No		
Bathrooms	4	Views	False		
Kitchens	3				
Recep. Rooms	3				
Furnished	No				

