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Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



SOLE MANDATE

Web Ref RL14109



**R2,500,000**

 3  3  2

**Monthly Bond Repayment** R25,804.71

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R3,300 **Monthly Rates** R1,307

### Renovated Lynnwood townhouse in quiet and secure complex

Centrally located the Montanac complex is close to excellent schools and all necessary amenities. This townhouse is perfectly positioned in the quiet and private part of the complex. It has north facing living, entertainment areas and bedrooms overlooking the sunny garden with its perfectly-sized pool. A study with separate entrance makes a convenient home office. A playroom next door makes work and play in close proximity easy. The playroom can also be used as a fourth bedroom if required. A guest bathroom is centrally located. Modern finishes, quality lighting and a vibrant colour palate give this house a contemporary feel. Colours can be changed depending on decor needs. On the first floor are 3 bedrooms and 2 bathrooms. An upstairs balcony with a view of the garden offers another private space to relax in.

Contact the...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	
Bedrooms	3	Garages	2
Bathrooms	3	Security	Yes
Kitchens	1	Pool	Yes
Recep. Rooms	2	Views	False
Studies	2		
Furnished	No		
		<b>Sizes</b>	
		Floor Size	178m <sup>2</sup>
		Land Size	227m <sup>2</sup>