



**Max Menzies**  
083 270 9284  
max@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL15450



**R3,395,000**

 2  2  1

**Monthly Bond Repayment** R35,042.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R207,997.00 **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,280 **Monthly Rates** R1,700

### A brand new quality build home in the exclusive Village of Silwerstrand Golf & River Estate

Modern Living in Silwerstrand Golf and River Estate.

Discover the ideal blend of luxury, nature, and convenience in this brand-new home nestled in the picturesque and secure Silwerstrand Golf and Lifestyle Estate. Completion date set for March 2025. Perfectly suited for small families or those seeking to downsize, this property offers:

- Open-plan living: A stylish living area and designer kitchen, ideal for entertaining or enjoying quiet moments.
- Comfortable bedrooms: Two en-suite bedrooms, including a main bedroom with a walk-in closet for added convenience.
- Outdoor lifestyle: A covered braai area with direct garden access, perfect for relaxing or hosting gatherings.
- Prime location: Steps from the Breede River for watersports and moments from an 18-hole golf course, with easy access to amenities.

With opportunities to...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Garages	1	Floor Size	224m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	448m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				