

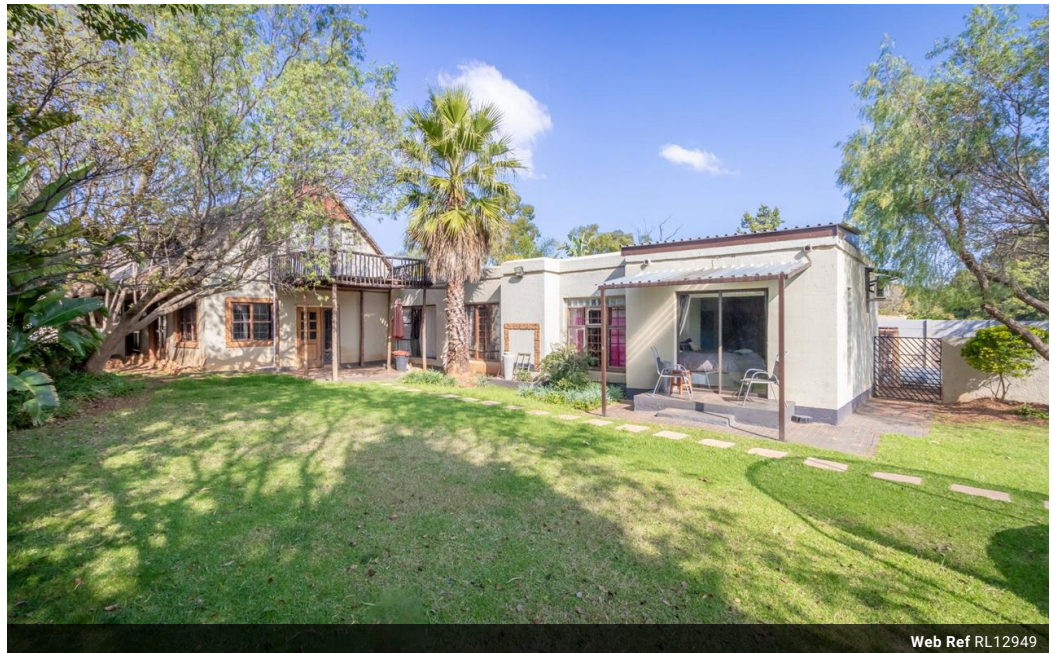


**Ina Eksteen**  
081 735 2489  
ina@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL12949



**R1,950,000**

 3  3  1

**Monthly Bond Repayment** R20,127.67  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R72,206.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R927

### Hunters Pride - 3 Bedroom House With Study Loft And Potential 100M2 Flatlet

**FAMILY HOME WITH LOTS OF POTENTIAL** - This house in Roodekrans is on a 1348m2 stand with 2 entrances. 3 Bedrooms, 2 Bathrooms and a lovely loft study room. The open plan lounge and dining room share a fireplace and leads to a playroom. An under roof outside braai-area is linked to the inside braai room with pool room and thatched bar. This home is an entertainments dream with a small outside heated pool. Inside the home is a store/study room and the kitchen with SMEG oven and gas hop. The laundry is outside with a 100m2 room with new bathroom (Shower) for potential flatlet - separate from the house.

2 Double garages and outside carports give lots of parking - the garden is a children's paradise - with safe space for children and pets. Do not underestimate this lovely over 500m2 house - the feeling of Hunter's Pride!

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 3  
Studies 1  
Furnished No

**Exterior**  
Garages 1  
Carports / Parkings 6  
Security No  
Pool Yes  
Views False

**Sizes**  
Floor Size 500m<sup>2</sup>  
Land Size 1,348m<sup>2</sup>

