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The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL15269



**R550,000**

 2  1

**Monthly Bond Repayment** R5,677.04  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R21,217.00 **Bond Costs** R15,795.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,400 **Monthly Rates** R4

### A perfect starter home.

Are you looking to purchase a starter home for your family? Look no further; here is your opportunity. This first-floor neat, spacious, and empty apartment is looking for a new owner. Located in the sought-after area of Witpoortjie at Epic Estate, it offers an ideal opportunity for first-time buyers and investors.

It comprises the following features:

- Open-plan kitchen with fitted built-in cupboards, breakfast nook, and stove.
- Open-plan lounge that leads into a well-sized patio for outdoor relaxation.
- Two tiled bedrooms with built-in cupboards.
- One family bathroom consisting of a bathtub, toilet, and basin.
- It provides one carport and plenty of visitors' parking.
- 24/7 security.
- Communal pool and play area for the children.

Don't miss out on this fantastic opportunity. Viewing is subject to proof of pre-qualification...

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	60m <sup>2</sup>
Bathrooms	1	Security	Yes	Land Size	11,726m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	1	Views	False		
Furnished	No				