



**Bozena Taporowska**  
0827766778  
bozena@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL7447



**R6,490,000**

 4  3.5  2

**Monthly Bond Repayment** R66,989.03  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R577,666.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,300

### Spacious 4/5 bedrooms family home! Tranquil, off the grid living with an impressive solar plus gas i

Nestled in charming garden with lines of trees. This comfortable family home was maintained and modernised with love. Ultra large formal lounge with impressive fire place onto Family / TV Room with gas Morso fire place. Banquet size dining room adjacent to the impressive and inviting kitchen with gazebo style, lovely breakfast room with gas fire place, and garden's views. Entrance passage overlooks dazzling water feature. The entertainers large patio has views of a solar heated, salt pool and via wooden deck is connected to a pool room with bar.

This home has 4 double bedrooms, main en-suite with well size dressing area. 3,5 bathrooms, study / 5th bedroom, staff accommodation, double automated garage, automated irrigation, 3 fireplaces, solar power, solar heated 3-geysers, 2000 litres water tanks, visitors parking.

Security...

### Features

|                     |     |                 |     |              |                     |
|---------------------|-----|-----------------|-----|--------------|---------------------|
| <b>Pets Allowed</b> | Yes |                 |     |              |                     |
| <b>Interior</b>     |     | <b>Exterior</b> |     | <b>Sizes</b> |                     |
| Bedrooms            | 4   | Garages         | 2   | Floor Size   | 560m <sup>2</sup>   |
| Bathrooms           | 3.5 | Security        | Yes | Land Size    | 3,028m <sup>2</sup> |
| Kitchens            | 1   | Dom. Accom.     | 1   |              |                     |
| Recep. Rooms        | 2   | Pool            | Yes |              |                     |
| Studies             | 1   |                 |     |              |                     |

