

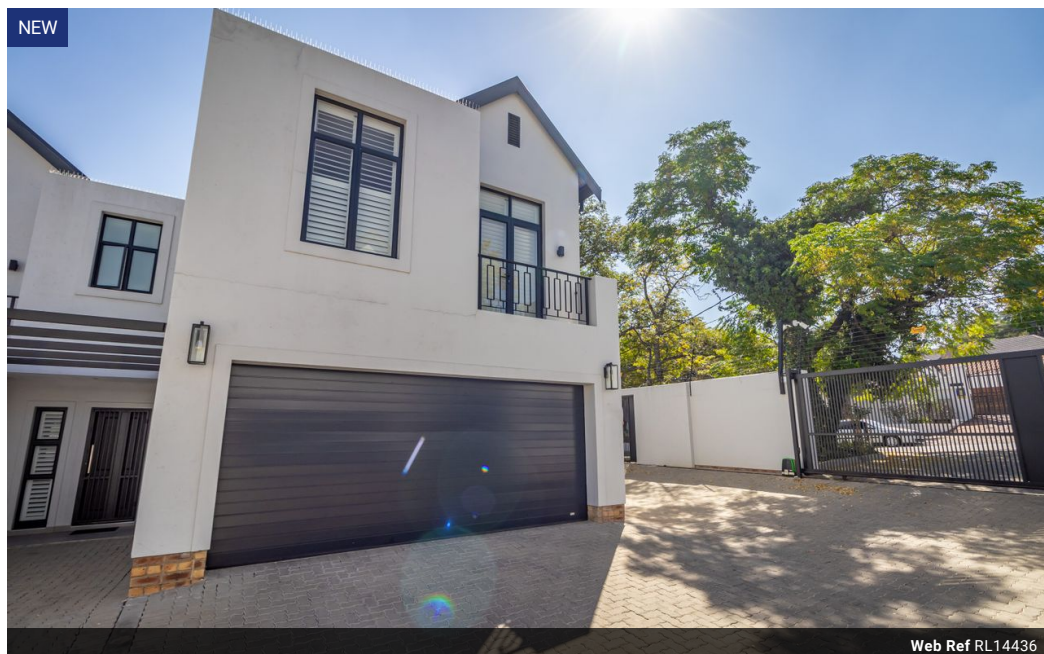


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The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL14436



**R4,400,000**

 3  2.5  2

**Monthly Bond Repayment** R45,416.29  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R329,841.00 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,600 **Monthly Rates** R1,960

### Light, bright and convenient 3-Bedrooms duplex.

This is 190 m2 of spacious and secure urban living. Downstairs boasts an open plan living area with clean lines, simplicity and bright space. The lounge overlooks an entertainment patio onto the garden with auspicious olives tree row; a perfect Braai area. The townhouse has well-appointed elegant kitchen with gas hob, Caesar stone tops, Smeg appliances, island and an access to a pantry, which is utilised under staircase. The separate scullery has space for 3-under counter appliances, double sink and has direct access to the double automated garage with an well organised storage space. Upstairs 3 well sized bedrooms with high ceilings and a cozy PJ Lounge and convenient study nook. The comfortable main bedroom with main bathroom on suite has air-condition, loads of cupboards space, an American shutters on windows and an access...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	2
Bathrooms	2.5	Carports / Parkings	2
Kitchens	1	Security	Yes
Recep. Rooms	2	Pool	No
Studies	1	Views	False
Furnished	No		
			Floor Size 190m <sup>2</sup>
			Land Size 4,373m <sup>2</sup>