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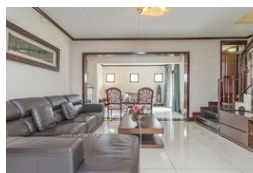
086 1732589

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



SOLE MANDATE

Web Ref RL15610



**R3,200,000**

 3  2.5  2

**Monthly Bond Repayment** R33,030.03

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00

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

**Monthly Levy** R1,960 **Monthly Rates** R2,465

### Elegant 3 bedroom Sanctuary

Exclusive Mandate. This exquisite three-bedroom home, located in a desirable estate, blends modern finishes with timeless elegance and charm. Upon entry, you will be welcomed into an open-plan dining room, lounge, and extended formal lounge with a fireplace, all featuring gleaming high-gloss tiles. The heart of the home boasts sleek Caesarstone countertops, a high-end Bosch stove and oven, ample storage, three under-counter appliance spaces, and fine finishes throughout. Just one effortless step from the formal lounge leads to an entertainment area with a built-in braai, tranquil water feature, and seating space for joy-filled family gatherings.

Gliding up the granite staircase, you'll find a versatile multi-purpose room offering space for a pyjama lounge, study, or playroom, adaptable to your family's needs. The spacious main...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	227m <sup>2</sup>
Bathrooms	2.5	Security	Yes	Land Size	254m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				