



**Droeks Malan**  
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Contact **Virtual Office**

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



SOLE MANDATE

Web Ref RL15978



**R7,995,000**

**Monthly Bond Repayment** R82,523.46  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R748,678.00    **Bond Costs** R75,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,325

 5     3     2

### Best Value in Suburb! Sole Mandate

This home is an entertainers dream with diverse living options! It offers a separate TV room with built-in braai, formal and informal dining room, lounge with slow burning fireplace and modern open plan kitchen with center island and scullery. Easy flow through stack doors onto a sparkling pool area with manageable, manicured garden. The double garage has an electric door and tiled floor and there is also a double carport behind an electric gate for secure parking. 8 KW Inverter system with solar panels and lithium phosphate batteries make load shedding a distant memory!

There are two bedrooms with their own outside entrances, serviced by a full bathroom, on the ground floor, ideal for dual living or those unable to use stairs. There is both an office and study, perfect for work from home.

The spacious main bedroom is...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	455m <sup>2</sup>
Land Size	858m <sup>2</sup>