



**Mitzi Scholtz**  
062 110 1212  
mitzi@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



SOLE MANDATE

Web Ref RL15077



**R3,595,000**

 2    1

**Monthly Bond Repayment** R37,107.17  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R232,164.00   **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,341

### Welcome to 34 on Merriman, a modern student apartment nestled in the heart of Stellenbosch

Available for occupation: 1 December 2024. This inviting space features two spacious bedrooms, perfect for sharing with a roommate or hosting guests. The thoughtfully designed layout includes a well-appointed bathroom, ensuring convenience and comfort for a busy student life. Enjoy the vibrant atmosphere of Stellenbosch while having your own private retreat to unwind after a long day of classes.

This apartment also boasts a designated parking bay, a valuable asset in this bustling area. The location offers access to local shops, cafes, and the university, making it ideal for students who want to make the most of their university experience. With its blend of comfort, convenience, and community, 34 On Merriman is the perfect place to call home during your studies in the beautiful town.

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	51m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	True		
Furnished	No				

