



**Droeks Malan**  
0826859189  
droeks@meridianrealty.co.za

Contact **Virtual Office**

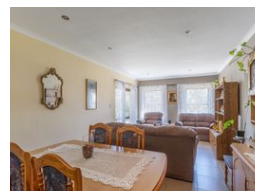
086 1732589

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



SOLE MANDATE

Web Ref RL15680



**R2,850,000**

 4  2  1

**Monthly Bond Repayment** R29,417.37

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R148,055.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R1,832 **Monthly Rates** R1,400

### Lock-up and Go with a Difference! Sole Mandate

This low maintenance property offers plenty of accommodation for the whole family. The kitchen is modern with built-in stove and gas hob. Living area is big enough for a dining- and lounge set and flows onto a patio on a small park. Single garage and enough parking for two cars on the stand. Upstairs there is a small study or office area. The main bedroom has an en-suite bathroom and balcony with views that can also be accessed by another bedroom. All the bedrooms have built-in cupboards and are serviced by a second full bathroom. Potential for wall around back of property with built-in braai.

Welgevonden Estate is ever increasing in value, offering a lake area, open spaces and a facility with swimming pools, tennis and padel courts on its way in 2025!

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	14m <sup>2</sup>
Land Size	16m <sup>2</sup>