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Contact **Virtual Office**

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

SOLD



SOLE MANDATE

Web Ref RL13721



**R2,950,000**

 3  2  2

**Monthly Bond Repayment** R30,449.56  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R156,055.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,260 **Monthly Rates** R1,320

### 3 Bedroom House in Verdeau Estate - A Give-Away Price!

Exclusive Mandate. Discover this neat-as-a-pin, ready-to-move-in house located in the highly sought-after Verdeau Estate. Surrounded by picturesque mountain ranges, Verdeau Estate offers a relaxed living experience in Wellington, at the heart of the Boland Winelands.

Features:

- 3 Bedrooms: Main bedroom en-suite and large second bedroom
- 2 Bathrooms
- Large braai/TV room
- Free-standing house with double garage
- Low maintenance
- Inverter installed on main board
- Beautiful stack glass doors
- High ceilings for a spacious look
- Proximity to 24-hour security control and main entrance

This property is perfect for investors, located close to schools and shopping centres. Don't miss out on this exciting opportunity to shape your dream home to your own specifications. Embrace the potential and create lifelong memories.

Contact

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	190m <sup>2</sup>
Land Size	394m <sup>2</sup>