



REAL ESTATE. REAL EXPERTS



**Johan Spangenberg**

Non-Principal Property Practitioner  
Registered with PPRA (FFC 202 332 684 0)  
0824601047

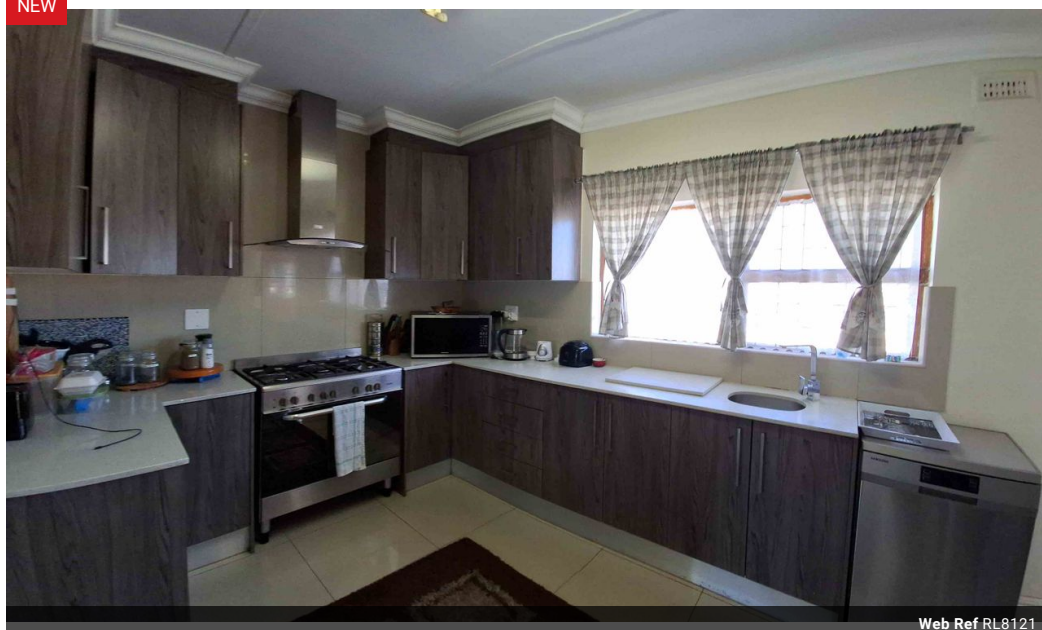
johans@redzproperties.co.za

Contact REDZetc Western Cape

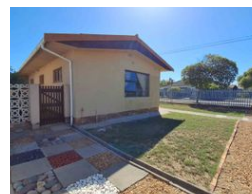
021 8813311

9 Nicolaas Cleeff Street  
De Zalze Wine Estate  
Stellenbosch  
7600

NEW



Web Ref RL8121



**R2,065,000**

3 Bedrooms, 1.5 Bathrooms, 1 Garage

**Monthly Bond Repayment** R21,314.69  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R81,847.00    **Bond Costs** R34,625.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R940

**Dedicated Office - Work from Home**

This lovely, neat and well-maintained three-bedroom family home, with a work-from-home space, is situated in the popular Vasco estate, close to Hospitals, NI City Shopping Mall, local schools, public transport, and other amenities.

The property is in a just move-in condition with the potential to change it into your dream home.  
The property has the following to offer:  
Lovely patio to enjoy the daily sunsets or sunrises.  
Open-plan lounge and dining area with a cosy fireplace for the cold winter days.  
A modern, fully fitted kitchen includes a gas stove, extractor fan, granite countertops, dishwasher connection and tiled porcelain flooring.  
Separate scullery and laundry area with a connection for the washing machine.  
Three bedrooms, main bedroom with built-in cupboards.  
Family bathroom – (shower / bath / basin)  
The toilet is...

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	3	Garages	1	Floor Size
Bathrooms	1.5	Carports / Parkings	4	Land Size
Kitchens	1	Security	Yes	
Recep. Rooms	2	Pool	No	
Furnished	No	Views	False	

