



**Annemie Hiscutt**  
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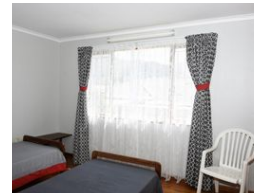
Contact REDZetc Western Cape

021 8813311

9 Nicolaas Cleeff Street  
 De Zalze Wine Estate  
 Stellenbosch  
 7600



Web Ref RL6984



**R2,750,000**

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**Monthly Bond Repayment** R28,385.18  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R137,887.00 **Bond Costs** R40,300.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R670

**FOUR BEDROOM HOUSE FOR SALE IN KLEINMOND**

DUAL LIVING OR EXTRA INCOME GENERATOR.

Situated in the popular area of Heuningkloof on a 800 square meter plot, this home offers far more than the eye can see!

**Downstairs:**  
 Open-plan lounge dining room, built-in braai, kitchenette and a large bedroom with an en-suite bathroom.  
 Sliding door opens up onto a covered patio with a beautiful established garden and outside braai.

**Upstairs:**  
 Can be accessed from either an outside staircase or from a staircase within the house.  
 Open-plan lounge, dining room, kitchen, three bedrooms with built-in cupboards, two bathrooms, a laundry room and a separate toilet.

A wooden deck with a 360 degree stunning view on the mountain and sea!

Plans for a double garage have been approved.

Two Wendy Houses for extra storage

**Features**

Pets Allowed		Exterior		Sizes	
Interior	Yes	Pool	No	Land Size	800m <sup>2</sup>
Bedrooms	4	Views	Yes		
Bathrooms	3				
Kitchens	2				
Recep. Rooms	4				

