



**Lizelle Jansen**  
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9 Nicolaas Cleeff Street  
 De Zalze Wine Estate  
 Stellenbosch  
 7600



Web Ref RL7823



**R5,495,000**

**Monthly Bond Repayment** R56,718.75  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R462,257.00    **Bond Costs** R65,785.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,500

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**Family home with flatlet in Myburgh Park**

This home invites a large family yearning to stay in Langebaan with sea views enjoy peace and harmony nestled in a serene cul-de-sac in Myburgh Park.

This is a family home and offers great functionality, having a separate apartment on the ground floor ideal for extended family or rental income.

Spacious entrance leading to open-plan living areas with high open roof trusses on the top floor.

Featuring a built-in braai entertainment area with access to the balcony enjoying sunsets with views of the lagoon.

This open plan kitchen is designed to focus on serving a family being the heart of the living area having a centre island with a gas hob. Separate scullery and laundry area with a pantry add to the home's convenience.

The main bedroom is featuring a lovely full en-suite (bath, shower, basin, and...)

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Furnished	No

**Exterior**

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

**Sizes**

Floor Size	400m <sup>2</sup>
Land Size	670m <sup>2</sup>

**Extras**

Pets Allowed Covered Parking Balcony Solar Heating Scullery Laundry Gas Hob Blinds  
 Children's Play Area Built In Braai

