



REAL ESTATE. REAL EXPERTS



**Ernest Viviers**  
 Candidate Property Practitioner  
 Registered with PPRA (FFC 202 374 675 1)  
 0817488344  
 ernest@redzproperties.co.za

Contact REDZetc Western Cape

021 8813311

9 Nicolaas Cleeff Street  
 De Zalze Wine Estate  
 Stellenbosch  
 7600



Web Ref RL7871



**R2,175,000**

3 Bedrooms, 2 Bathrooms, 1 Garage

**Monthly Bond Repayment** R22,450.10  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R88,447.00    **Bond Costs** R34,625.00

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

**Monthly Levy** R500    **Monthly Rates** R800

### Three Bedroom Tuscan Villa For Sale

Spacious three bedroom Tuscan Villa for sale in Seemeeupark Hartenbos.

This property is situated in a secure estate with a camera system and electronic remote control gate entrance.

Open-plan lounge, dining room with a built-in braai creates enough space for the family entertainment.

Kitchen has ample cupboard space and a built-in stove. A small courtyard gives enough space for your washing line and outdoor entertainment.

Single garage with direct access to the property gives added convenience and additional parking space for another vehicle.

The main bedroom with en-suite bathroom with beautiful views over the harbour and Mossel bay.

The other two bedrooms share a bathroom.

This is a ideal starter home for a young family or retired couple that wants to scale down and want to enjoy the lock-up and go...

### Features

**Pets Allowed** Yes

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

**Exterior**  
 Garages 1  
 Carports / Parkings 1  
 Security Yes  
 Pool No  
 Views True

**Sizes**  
 Floor Size 155m<sup>2</sup>  
 Land Size 365m<sup>2</sup>

