



**Johan Spangenberg**

Non-Principal Property Practitioner  
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9 Nicolaas Cleeff Street  
De Zalze Wine Estate  
Stellenbosch  
7600



Web Ref RL8132



**R2,145,000**

3 Bedrooms 1.5 Bathrooms 2 Carports

**Monthly Bond Repayment** R22,140.44

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R86,647.00 **Bond Costs** R34,625.00

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

**Monthly Rates** R940

### Investors' Dream – House with Potential

This two-bedroom home with a one-bedroom flatlet is well-located in the popular Churchill Estate, close to schools, shopping centres, hospitals, local sports grounds, and other amenities. The property is close to Frans Conradie Road. The main house has a second entrance, which allows splitting it into two living areas and using the flatlet as a third living area. The property has the following to offer:

- Front porch
- Spacious lounge with plenty of natural light.
- Farmhouse style kitchen, with a gas stove.
- Separate scullery and laundry area.
- Bedroom 1 – spacious with ample cupboards.
- Bedroom 2 – spacious with ample cupboards.
- Family bathroom (bath/basin/toilet).
- Entertainment area with built-in braai with second access door.
- Flatlet (Bedroom...

### Features

Pets Allowed		Yes			
<b>Interior</b>					
Bedrooms	3	<b>Exterior</b>		<b>Sizes</b>	
Bathrooms	1.5	Garages	2	Floor Size	168m <sup>2</sup>
Kitchens	1	Carports / Parkings	6	Land Size	742m <sup>2</sup>
Recep. Rooms	1	Security	Yes		
Furnished	No	Pool	No		
		Views	False		

