



Johan Spangenberg

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9 Nicolaas Cleeff Street
De Zalze Wine Estate
Stellenbosch
7600



Web Ref RL7620



R3,150,000

4 Bedrooms 2.5 Bathrooms 3 Garages

Monthly Bond Repayment R32,513.93

Calculated over 20 years at 11% with no deposit.

Transfer Costs R178,879.00 **Bond Costs** R44,070.00

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

Monthly Rates R915

Family Home for the Entertainers / Flatlet with separate entrance

This lovely, modern, neat, and well-maintained three bedroom house is in the heart of the popular Clamhall area. The property is close to prestigious schools such as De Tyger Primary and Tygerberg High School, and other important amenities.

This home comprises a spacious open-plan lounge, entertainment, and dining area with an indoor-outdoor flow to a covered patio, pool, and back garden.

The property has the following to offer -

- Front patio.

- A stylish modern entrance hall that sets the tone for the rest of this beautiful home.

- A huge open-plan entertainers lounge, TV area, bar area, and dining area perfect for hosting guests and family gatherings.

- Fully fitted with modern surround sound, projector, and screen. Not included in the selling price but the owner is open to negotiate market-related...

Features

Pets Allowed Yes

Interior

Bedrooms 4
Bathrooms 2.5
Kitchens 1
Recep. Rooms 2.5
Furnished No

Exterior

Garages 3
Carports / Parkings 4
Security Yes
Pool Yes
Views False

Sizes

Floor Size 334m²
Land Size 641m²

