



**Jenny Des-Fountain**

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9 Nicolaas Cleeff Street  
De Zalze Wine Estate  
Stellenbosch  
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UNDER OFFER



SOLE MANDATE

Web Ref RL7978



**R2,630,000**

**Monthly Bond Repayment** R27,146.55

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R128,287.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R480 **Monthly Rates** R922

3 Bedrooms 2 Bathrooms 1 Garage

## The Sandals Gated Complex - 3 Bedroom Home

3-Bedroom Home in Prestigious Gated Estate - The Sandals Complex

\* Exclusive Mandate | Excellent Investment Opportunity | Low Levies \*

Don't miss this rare chance to own a home in the highly sought-after The Sandals - a secure, beautifully maintained, and gated complex in Sedgefield. Perfect as a primary residence, a "lock-up-and-go" retreat, or an excellent investment opportunity, this duplex freestanding home offers so much to settle your heart in.

This lovely home has the following features that make it special!

- \* Private Garden & Patio - Ideal for outdoor relaxation and entertaining.
- \* Pet-Friendly - Fully enclosed garden for your furry companions.
- \* Well-Managed Security Complex - Peace of mind and low levies of just R480.

Accommodation Details:

Downstairs:

- 1 spacious bedroom with en-suite

## 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	No

### Sizes

Floor Size	130m <sup>2</sup>
Land Size	364m <sup>2</sup>

### Extras

Pre Paid electricity

