



**Carey Jones**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 114 916 1)

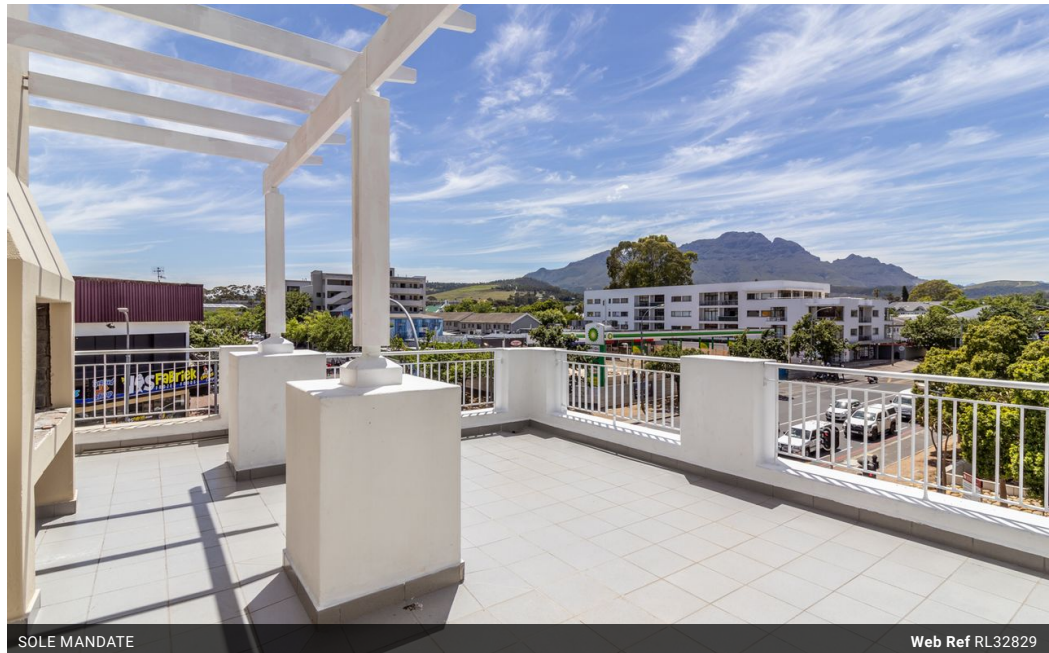
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Paarl  
7600



SOLE MANDATE

Web Ref RL32829



### R1,400,000



1



1

**Monthly Bond Repayment** R14,450.64

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R40,617.00

**Bond Costs** R27,105.00

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

**Monthly Levy** R1,056.8

**Monthly Rates** R253.0

Charming bachelor apartment in Stellenbosch Central, perfect for investors or first-time buyers!

Positioned conveniently on Merriman Avenue, De Watergracht presents a fantastic investment opportunity for those seeking an affordably priced apartment walking distance to campus. The unit is leased out for 2025 and generating a good rental income. This open-plan bachelor unit is flooded with natural light and features a bathroom as well as a tidy kitchen. The bedroom area is equipped with built-in cupboards and has ample space for a three-quarter bed and a desk, with access to a communal balcony. The kitchen offers undercounter space for a washing machine or dishwasher, along with room for a refrigerator. All doors are secured with security gates, and the windows are fitted with burglar bars for added safety. The complex boasts a communal braai area and a patio with stunning views of the town and surrounding mountains, along...

### Features

#### Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	26m²
Land Size	2,709m²

