

# Stellenbosch Central

Beautiful heritage home.



**R 11 600 000**

**Web Ref: 11224**

A Typical 1900's facade, high ceilings and a welcoming old-world ambiance identify this as a heritage home, one of the town's proud National Monuments. Close to superb restaurants, coffee shops, wine boutiques and art galleries. Within easy walking to renowned schools and the university.

Well-loved by many families who lived here, the recent owners since 1992, who treasured and renovated this house to its immaculate condition.

The front door opens into the welcoming entrance hall and from here it seamlessly flows to an open-plan kitchen, dining area with a French Godin cast-iron, wood-burning stove, and a formal lounge with a skylight, allowing the blue skies, lots of natural light, and sunshine to flow in. All of these living areas open up onto a spacious patio with an aluminium louvre awning, creating the perfect space for entertaining.

The main bedroom is downstairs with a Her's is and a His bathroom and a petite laundry facility. It opens on a private, sunny balcony with picturesque garden views. A spacious study offers working space for a private home office, entering from the entrance hall at the front door.

The staircase leads to the upper level to a cosy lounge/dining area, 2 stylish, en-suite guest bedrooms, and a small, equipped kitchenette. These self-catering facilities offer an excellent income from tourist bookings.

An arched hallway opens onto the large balcony with Victorian lace features offering pristine views of the Stellenbosch mountains and historic town.

The house boasts excellent security, an automated garage with direct access to the house, and two visitors parking. Extra facilities include an outside storeroom, toilet with basin for staff, as well as a secure walkway, offering access to the garden and yard.

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## Features:

Blinds, Braai Area, Double Storey, Irrigation, Security Gates & Walls, Security Lights, Internet Connection, Garden Lights, Architect's Design, Awnings, Beams, 2 Balconies, Sensor Lights, Study, Alarm System with ABC Armed Response, Beams around the house, Trellidoors and Windows, Secure access to the house, Outside Room, 1 x Parking

## Rooms:

3 Bedrooms

4 Bathrooms

3 Living Areas

Kitchen

Garage

## Property Details:

Floor Size: ± 320 m<sup>2</sup>

Plot Size: ± 343 m<sup>2</sup>

Rates and Taxes: R 2 062