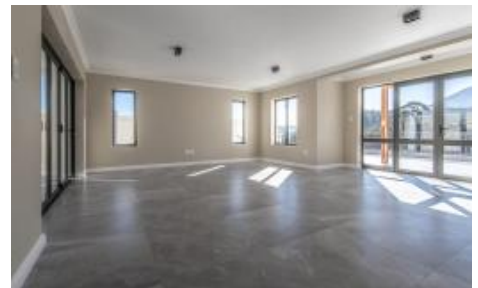


## Modern, North facing family home



**R 4 300 000**

**Web Reference 9423**

Exclusive new development. A Brand new home offering a contemporary lifestyle with panoramic views, privacy and tranquillity. Ready to move in. This house has been carefully designed with a modern look & feel. 2 bedrooms are North facing, the guest suite downstairs, with an open plan kitchen and living area. La Roche is currently being developed in Idas Valley, a small communal area that sits on the outskirts of the town of Stellenbosch. Only minutes away from neighbourhood shopping centre. Nearly 6 ha of private open space with a Conrad "The Caveman" Stoltz designed mountain-bike and walking trail.

Gated village with state of the art security (including infrared camera surveillance and 24hr monitoring);

### SECURITY

La Roche is secured by a multi-faceted security system: the aesthetically pleasing perimeter fence has integrated anti-dig barriers, zoned electrified fencing and a complete fibre optic communications backbone. A modern CCTV system with both infra-red optical illumination as well as night vision thermal cameras ensures that the on-site guarding and off-site monitoring backup are well informed of activities around the estate. The modern gatehouse is designed to facilitate easy access control for residents and service providers and will house security guards on a permanent basis.

Erf Extend: ±352 m<sup>2</sup>

Bedrooms: 3

Garages: 2

Guest Toilet

Store Room

Balcony

Double Storey

Open Plan Kitchen

Patio: 2 (One undercover)

House Size: ±246 m<sup>2</sup>

Bathrooms: 2

Entrance Hall

Lounge / Dining room

Study: Study / Pajama Lounge

Braai Area

Fireplace

Paved Washing Line Area

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