

**Ready for occupation 8 weeks after lockdown!**



**R 3 650 000**

**Web Reference 9532**

Modern new family home with great views – In final stages of completion. This new home has been designed to make full use of the unique layout of La Roche with unobstructed views of the natural areas in the development and the surrounding mountains. The house is currently still under construction and is nearing completion over the next few months. Depending on the time of the transaction, this allows prospective new owners to select their own finishes.

The downstairs area features a garage, braai room fully enclosed with security shutters, lounge, dining room, guest toilet, kitchen with scullery and pantry. There is also an open deck at the back of the house.

Upstairs there are three bedrooms, two bathrooms and a study / office area and a large balcony. The main bedroom has an en-suite bathroom.

La Roche is a new development adjacent to Idas Valley, a small communal area that sits on the outskirts of Stellenbosch, only minutes away from a neighbourhood shopping centre. The estate features nearly 6 ha of private open space with a Conrad “The Caveman” Stoltz designed mountain-bike and walking trail. It has state of the art security with infrared camera surveillance and 24hr monitoring with an aesthetically pleasing perimeter fence which has integrated anti-dig barriers, zoned electrified fencing and a complete fibre optic communications backbone. The 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.

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Erf Extend: ±280 m <sup>2</sup>	House Size: ±211 m <sup>2</sup>
Bedrooms: 3	Bathrooms: 2
Garages: 1	Lounge
Indoor Braai Room	Dining Room
Kitchen	Study / Nook
Guest Toilet	Patio
Balcony	Laundry Area: in Garage
Architect's Design	Automatic Garage Door(s)
Double Storey	Fireplace
Paved Washing Line Area	



**André van Pletsen**

**Intern Agent**

**T: 021 887 4740 C: 083 474 1140**

**Email: [andre@annabasson.co.za](mailto:andre@annabasson.co.za) Skype: [andre@annabasson.co.za](https://www.skype.com/people/andre@annabasson.co.za)**

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