

PRIME RESIDENTIAL  
REAL ESTATE


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SOLE MANDATE

Web Ref EN01-4604



**R2,650,000**

3 3 2

**Monthly Bond Repayment** R26,903.57

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R129,887.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R450 **Monthly Rates** R2,360

### Secure, Peaceful, Convenience

The splendid blend of compact, security, and functionality in a stylish full title home. Attractive shutters adorn the majority of the windows, offering further security and privacy.

On entering the home, one is greeted by sunlight streaming through the windows, offering a gorgeous view of the stunning garden and patio area. Enjoy a sundown on the patio watching the magnificent sunsets after a hectic day's activity.

This home boasts 3 double bedrooms, two with en-suite bathrooms. The main bedroom offers a full en-suite bathroom and leads directly onto the garden, while the third bedroom has a private entrance, study or lounging area and bathroom/kitchenette combination. Ideal for work from home, granny cottage or student accommodation. The double 3rd bedroom has a bathroom with a shower in the passage....

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Recep. Rooms	1
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Pool	No
Views	No

#### Sizes

Land Size	532m²
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#### Extras

Carpet Floors, Shutters, WiFi/Fibre, Study in Bedroom, Optional Flatlet