

## PRIME RESIDENTIAL REAL ESTATE



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## 3 Bedroom House For Sale in Mill Hill



Web Ref EN01-4500



**R4,500,000**

 3  2.5  2

**Monthly Bond Repayment** R45,685.30

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00

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

**Monthly Rates** R1,800

### THE ULTIMATE IN EASILY MANAGABLE LUXURY LIVING.

Before entering this Executive home you would have been thorough both a 24 hour manned boom and resident managed security gate to ensure your peace of mind. Step into this entertainer's dream consisting of three open, spacious, light-filled, reception areas. Elegant stacking glass doors lead from the dining area, out to a private garden with a charming pond and elevated patio, offering a tranquil escape. The two spacious lounges, flow elegantly onto the patio overlooking a lush landscaped garden with sparkling pool. A feature fireplace creates a warm ambience, while low, built-in cupboards provide ample storage. Picture perfect for hosting unforgettable celebrations or simply relaxing in the dappled sun in the cooler months or cool shade in the warmer months.

A Chef's delight awaits you in the well-appointed, spacious...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Recep. Rooms	3
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	No
Views	No

#### Sizes

Land Size	1,101m <sup>2</sup>
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#### Extras

Cherrywood Cabinetry, Granite Counter-Tops, 5-Plate Gas Stove, Extra-Large Electric Oven, 2x Solar Geysers with Heat Pump, Solar Backup with 35x Panels, Generator Backup, Security Post with 2x Booms, Open Plan Family/TV Room, Covered Patio

