

6 5 2



**SPECTACULAR ONE OF A KIND PROPERTY!**

This elegant custom home offers unparalleled craftsmanship and exceptional amenities! This unique inspired design is truly remarkable inside and out. Situated in the heart of Schoemansville in one of the upper streets on the foot of the mountain.

Features include 3 magnificent levels. The top level being the main bedroom with an en-suite bathroom as well as three guest bedrooms that all walk out onto a patio with breathtaking views of Hartbeespoortdam as well as a stunning entrance, foyer and study.

The second level consists of the kitchen with a separate pantry, scullery and breakfast-nook, the dining area and an entertainers dream living room with a fireplace and a built-in sleeper-bar that offers a scenic view. Both the dining area and living room walks out onto a patio overlooking the Magalies-mountain range and dam as well as your own luscious well established garden and sunset views from the pool.

**Monthly Bond Repayment**

R43,764.79

Calculated over 20 years at 11% with no deposit.

**Bond Costs**

R55,380.00

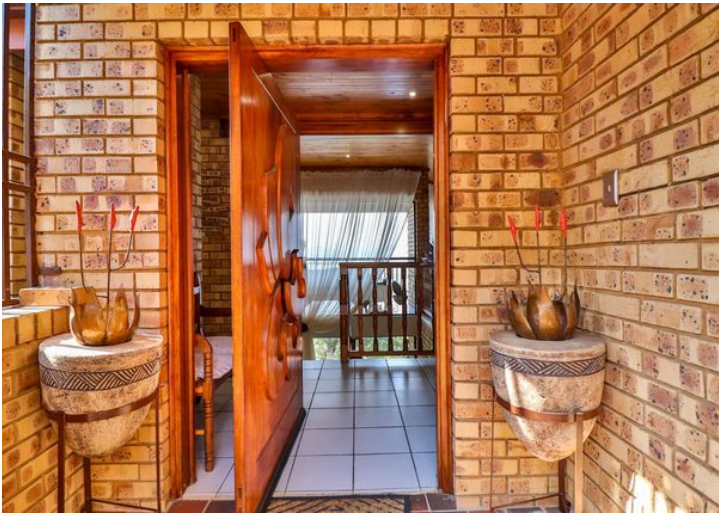
These calculations are only a guide. Please ask your conveyancer for exact calculations

**Transfer Costs**

R312,241.00

**Monthly Rates**

R4,000



### INTERIOR

Bedrooms	6
Bathrooms	5
Kitchens	1
Recep. Rooms	3
Furnished	Yes

### EXTERIOR

Carports / Parkings	0
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	600m <sup>2</sup>
Land Size	1,028m <sup>2</sup>



**Lourens Rautenbach**

Broker Manager

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