



 **3**
 **2.5**
 **4**



**CLASSY SPACIOUS HOME SITUATED IN THE BEAUTIFUL XANADU NATURE RESERVE!**

Walking into this home you have a beautiful foyer with the most beautiful Rhodesian Teak wooden flooring with the following upstairs, tv room with a kitchenette, the main bedroom sharing a patio with the other 2 bedrooms and sharing a full bathroom. The main bedroom is spacious with the most stylish designed bathroom which is en-suite with a double shower and beautiful decorated bath with his and hers basins.

Walking past a massive built-in cupboard and then the spacious bedroom having a separate patio on the other side with the most amazing view.

Going downstairs there is another tv/music room and a spacious office which can either be used as a office or another bedroom, there is also a guest toilet downstairs. A wine cellar which has been specifically designed with the right temperatures etc. The living area is also open plan with a dining room, tv room and kitchen with a scullery and pantry and

**Monthly Bond Repayment**

Calculated over 20 years at 11% with no deposit.

R49,545.04

**Bond Costs**

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

R59,150.00

**Transfer Costs**

R378,177.00

**Monthly Rates**

R1,800





### INTERIOR

Bedrooms 3  
 Bathrooms 2.5  
 Kitchens 1  
 Recep. Rooms 4  
 Furnished Yes

### EXTERIOR

Carports / Parkings 4  
 Security Yes  
 Dom. Accom. 1  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 678m<sup>2</sup>  
 Land Size 1,095m<sup>2</sup>



**Lourens Rautenbach**

Broker Manager

**076 316 4607**

[lourens@finehome.co.za](mailto:lourens@finehome.co.za)