



 4
  2
  2



## Newly listed! Huge modernised family home with upmarket finishes in Noordheuwel.

This property has fantastic views and is well situated on a large stand, with a landscaped garden. It is also fully walled. On entering the house you would find a modern open plan centre Island nook which defines the dining room, lovely kitchen and huge Lounge.

porcelain tiles are found throughout the spacious house. The kitchen has a useful size laundry and there are ample cupboards and sufficient electrical connection point for all your machines and essential equipment.

The study could well be used as an office as well.

All four bedrooms are spacious and sunny and both bathrooms are modern and conveniently situated in the house.

Both garages are automated and there are two double carports for your visitors. The garages has direct access into the house

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R39,739.25

### Bond Costs

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

R51,610.00

### Transfer Costs

R264,550.00

### Monthly Rates

R2,330



**INTERIOR**

Bedrooms 4  
 Bathrooms 2  
 Kitchens 1  
 Recep. Rooms 2  
 Furnished Yes

**EXTERIOR**

Carports / Parkings 4  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

**SIZES**

Floor Size 490m<sup>2</sup>  
 Land Size 1,487m<sup>2</sup>



**Alf Prinsloo**  
 Property Practitioner

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