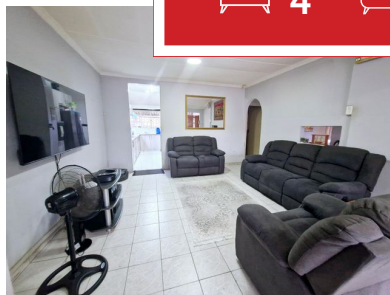
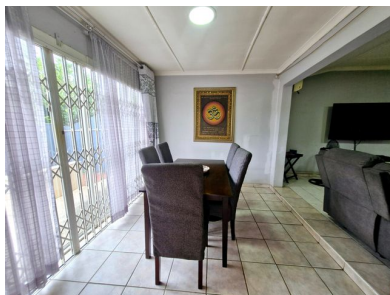




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## A Versatile 4-Bedroom Home Designed for Comfort

Welcome to this gem, found in Clayfield.

This spacious home offers modern living and a homely charm. Thoughtfully designed to cater to larger families, this residence boasts four well-proportioned bedrooms, with one currently serving as a storage space which can easily be convertible into a home office or an extra room for extended family. There are two bathrooms for convenience, the shared bathroom includes a tub and a shower.

The modern kitchen, a true delight, seamlessly connects to a well-appointed scullery, ensuring ample storage and uncluttered cooking space.

Designed with both practicality and style, the open-plan lounge and dining area provide an inviting atmosphere, with two separate entrances leading into the dining space. The home enjoys a natural and effortless flow, making gatherings all the more enjoyable.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R13,408.13

### Bond Costs

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

R27,105.00

### Transfer Costs

R37,587.00

### Monthly Rates

R700



**INTERIOR**

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

**EXTERIOR**

Carports / Parkings 6  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

**SIZES**

Floor Size -  
 Land Size 319m<sup>2</sup>



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