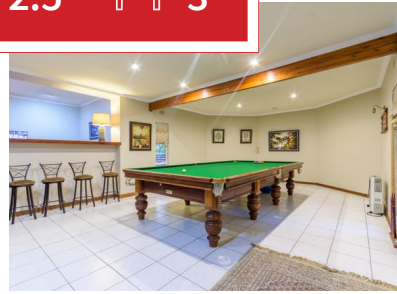
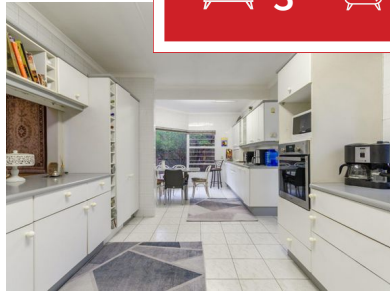


 3
  2.5
  3



## CHARMING FAMILY RETREAT. YOUR YEAR-ROUND ESCAPE.

Building size: 500sqm. NEAT GREAT FLOOR PLAN. This spacious family home is designed to accommodate all the needs of a modern family throughout the year, with ample living space and clever design features, it ensures comfort and practicality in every season. Lovely Entrance Hall A welcoming entry that sets the tone for the rest of the home and with a view from a glassed atrium onto an sparkling pool, large patio undercover all set in a lush garden, a jungle gym for the kiddies to play and a separate Boma area featuring a fire pit surrounded by comfortable seating. A spot designed for warmth and connection and a unique outdoor experience. Accommodation: Bedrooms Generously sized, each bedroom offers ample closet space and comfortable living areas. Separate Linen room. 2 Bathrooms and 2 Showers This includes a main en suite (m.e.s.) and also an reading corner for 2 easy chairs and coffee table. for your convenience and privacy. Study A quiet and productive area, perfect for working from home or pursuing hobbies. Guest Toilet Ideal for visitors, providing additional comfort and ease. Private Lounge An intimate space for relaxation or entertaining guests. Dining room Open plan to a spacious billiard room housing a full size billiard table for fun and entertainment. The Dining room

for families to create lasting memories through all seasons. With an ideal combination of comfort, functionality and charm, it's a perfect setting for a vibrant family life. Located near schools, parks, and shopping areas provides convenient access to community services and recreational activities year-round.

TO VIEW: CALL BETTIE SMAL

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**Monthly Bond Repayment**

R30,707.60

Calculated over 20 years at 11%  
with no deposit.

**Bond Costs**

R42,185.00

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

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**Transfer Costs**

R158,055.00

**Monthly Rates**

R1,710





### INTERIOR

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	0
Furnished	Yes

### EXTERIOR

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

### SIZES

Floor Size	500m <sup>2</sup>
Land Size	1,771m <sup>2</sup>



**Bettie Smal**

Agent

**082 857 3456**

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