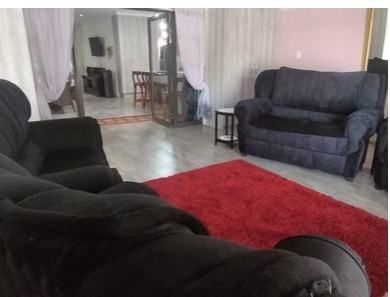




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## 3 Bedroom House For Sale in Culemborg Park

THREE-BEDROOM HOUSE WITH TWO FLATLETS FOR SALE IN CULEMBORG PARK

Ideally located near essential amenities, this property offers a fantastic opportunity to generate extra income to assist with your bond or accommodate extended family.

Main House Features:

- Three spacious bedrooms
- Two bathrooms (including a main en-suite)
- Open-plan lounge, kitchen, and dining area
- TV room
- Modern kitchen with a separate scullery

Additional Features:

5000L JoJo tank with pump

Gas stove & inverter system included

Entire house to be repainted

(No plans for carports & gate to the second carport)

This property has so much to offer! Don't miss out—schedule your viewing today.

Rates & taxes subject to change. Erf size estimated.

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**Monthly Bond Repayment**

Calculated over 20 years at 11%  
with no deposit.

R15,482.83

**Bond Costs**

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

R28,990.00

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**Transfer Costs**

R45,785.00

**Monthly Rates**

R1,600



**INTERIOR**

Bedrooms 3  
 Bathrooms 2  
 Kitchens 1  
 Recep. Rooms 3  
 Furnished Maybe

**EXTERIOR**

Carports / Parkings 2  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Maybe

**SIZES**

Floor Size -  
 Land Size 1,000m<sup>2</sup>



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