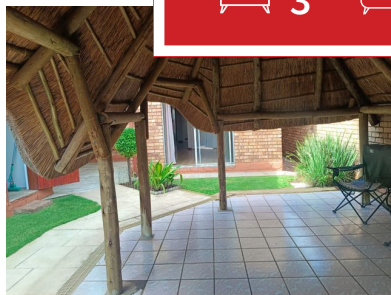




3 3 2



### 3 Bedroom House For Sale in Culemborg Park

Modern Freestanding Home in Secure Complex – Culemborg Park

This beautifully maintained modern home is ideal for a family, nestled in a secure neighborhood close to schools and shopping centers.

Step into a welcoming open-plan lounge with stylish laminated floors and sliding doors leading to the outdoor area. The space flows seamlessly into a contemporary kitchen featuring modern finishes, a stove, oven, extractor fan, fruit basket drawers, extra built-in cupboards, and a separate scullery with space for a washing machine and dishwasher.

The home offers three generously sized bedrooms, all with built-in cupboards. Two bedrooms are carpeted, while the main bedroom boasts laminated flooring and its own sliding door opening to the garden. There are three bathrooms: one with a shower, toilet, and basin; another with a bath and basin; and a full en-suite in the

**Monthly Bond Repayment**

Calculated over 20 years at 11% with no deposit.

R11,044.42

**Bond Costs**

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

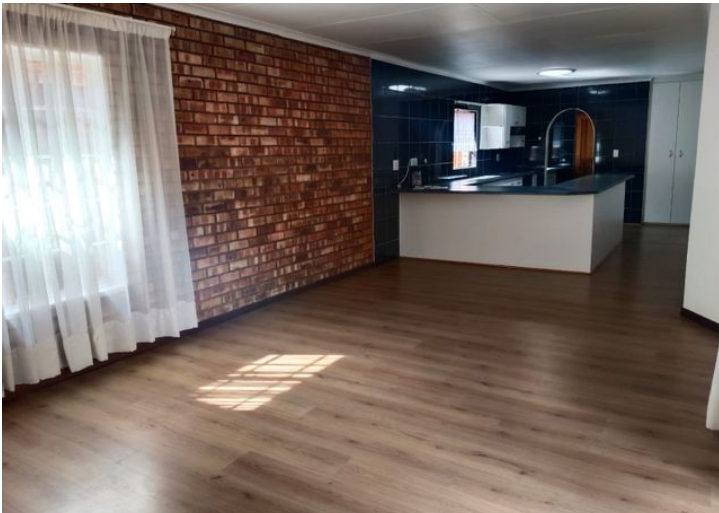
R25,220.00

**Transfer Costs**

R32,749.00

**Monthly Rates**

R1,200



### INTERIOR

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

### EXTERIOR

Carports / Parkings 1  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Maybe

### SIZES

Floor Size 200m<sup>2</sup>  
 Land Size 340m<sup>2</sup>



**Beulah Mienie**

Agent

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