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## Spacious four bedroom property with complete 2 bedroom granny flat in Roodekrans Ext 2

Introducing this massive four bedroom property on a 5000 square meter stand, the property is re-zoned for additional property development which is ideal for investors.

When entering the property, you are greeted by a spacious entrance leading to an upsized kitchen and center island which leads into a semi-open plan living area. The open plan area includes the dining area, a TV room, formal lounge and a second informal lounge, with the kitchen in the center. The home features four spacious bedrooms, three bathrooms and a separate laundry room. The house also features a large veranda with a view and swimming pool area which is ideal for entertainment.

The property features 4 garages and ample carport parking.

Connected to the main house with a separate entrance you will find a "Granny flat" with two bedrooms, a bathroom, and a kitchen.

Please enquire on the option to purchase the neighboring vacant stand as well.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R34,991.19

### Bond Costs

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

R45,955.00

### Transfer Costs

R207,447.00

### Monthly Rates

R1,581



### INTERIOR

Bedrooms 4  
 Bathrooms 3  
 Kitchens 1  
 Recep. Rooms 2  
 Furnished Yes

### EXTERIOR

Carports / Parkings 10  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 325m<sup>2</sup>  
 Land Size 5,009m<sup>2</sup>



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