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## Exceptional Family Home with Ultra Modern Finishes, Featuring Solar Panels and Heated Pool.

This truly exceptional home is designed to offer both comfort and luxury, with a perfect balance of style and functionality. Walking in, you are welcomed by high ceilings and a double-volume entry, creating an airy and inviting atmosphere. With an abundance of natural sunlight and recent renovations, this home is ready for you to move in and enjoy.

### Property Highlights:

#### -Eco-Friendly Energy Solution:

Equipped with 6 solar panels, a 5kW inverter, and a battery system with automatic switch-over, powering 90% of the home. Say goodbye to load-shedding worries and enjoy uninterrupted living.

-Modern Kitchen and Scullery, featuring SMEG appliances, Tivoli taps, a breakfast nook, gas stove, and a built-in microwave, this kitchen is a chef's dream.

- four spacious bedrooms each with its own balcony.

Extras That Remain with the Property:

- Pool cover (solar blanket and safety net).
- Kids' jungle gym.
- Solar system (optional)

This property offers the perfect blend of modern, estate living, family comfort, and eco-consciousness. Don't miss the opportunity to own this exceptional home — schedule a viewing with me today!

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**Monthly Bond Repayment**

R41,277.21

Calculated over 20 years at 11%  
with no deposit.

**Bond Costs**

R51,610.00

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

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**Transfer Costs**

R280,940.00

**Monthly Rates**

R5,093



**INTERIOR**

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

**EXTERIOR**

Carports / Parkings 4  
 Security Yes  
 Dom. Accom. 1  
 Pool Yes  
 Views Yes

**SIZES**

Floor Size 460m<sup>2</sup>  
 Land Size 1,115m<sup>2</sup>



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