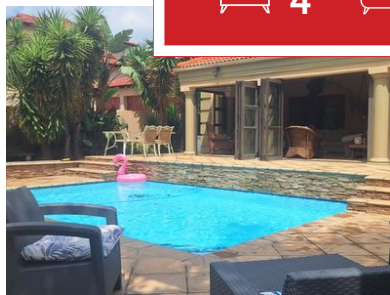




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### Are you ready to live in style?

If you are looking for class, space and a view of the Golf course with a Mountain view, then you call me for a viewing. This is an ideal home for you to relax and spend quality time with family and friends to create those memories of a lifetime. This home is ideal for entertaining and just to enjoy and live life to the fullest. There is more than enough space to park in the three garages, which is an extra-length and is automated. Additional parking are available in front for family and friend when they are visiting. For the work from home Mom or Dad, here is office space with a separate entrance for clients to park there cars safe and secure, while doing business.. For the family to enjoy you will be looking out on this lushes green, landscaped garden, overlooking the pool and patio area.. Down stairs you have a entertainment patio area with a built-in braai, jacuzzi, Tv- connections to watch the rugby while relaxing. In a rainy day you can close this area with the Aluminum Stacker doors. This huge patio lead to the outside overlooking the sparkling blue pool, that is heated and a water feature and a fire pit. Walking through the front door the spacious entrance hall and staircase leading up stairs will be the first features you will see and love of this dream home. Down stairs you have a open-plan lounge, family room with a fire place,

bedroom and office area, you will keep the heat down or up depends on the season. You also have the luxury of gas geysers which may also be used on electricity. For safety and security you have beams and cameras for peace of mind 24/7. For keeping the condition of the garden you have an integrated sprinkler system for the garden. There is a nanny room with ensuite bathroom as well where she may stay to look after the children while you attend a business function. This home of your will meet all the needs. Phone me now to set up your Exclusive viewing.

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**Monthly Bond Repayment**

R44,280.88

Calculated over 20 years at 11%  
with no deposit.

**Bond Costs**

R55,380.00

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

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**Transfer Costs**

R317,741.00

**Monthly Rates**

R3,500



### INTERIOR

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

### EXTERIOR

Carports / Parkings 6  
 Security Yes  
 Dom. Accom. 1  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 500m<sup>2</sup>  
 Land Size 10,015m<sup>2</sup>



**Hanlie Eksteen**

Agent

**082 335 3268**

hanlie@finehome.co.za

