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## Charming 3-Bedroom Home with Flatlet and Enchanting Garden

Discover this hidden gem that perfectly blends spacious living with modern amenities, offering endless potential for your dream lifestyle.

- Expansive Master Suite: the generously sized master bedroom features a massive walk-in closet and an en-suite bathroom, providing a private retreat within your home.
- Modern Living Spaces: enjoy a contemporary kitchen seamlessly connected to a lounge, dining room, and sitting area, creating an inviting atmosphere for both relaxation and entertainment.
- Full Flatlet: complete flatlet equipped with a kitchenette and lounge area offers versatility—ideal for guests, extended family, or potential rental income.
- Dream Garden: step into a meticulously maintained garden featuring a sparkling blue pool, perfect for leisurely swims.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R15,472.50

### Bond Costs

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

R28,990.00

### Transfer Costs

R45,755.00

### Monthly Rates

R700



**INTERIOR**

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

**EXTERIOR**

Carports / Parkings 4  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

**SIZES**

Floor Size -  
 Land Size 1,895m<sup>2</sup>



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