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## Elegant Double-Story Haven in a Prestigious Location

Spacious and Secure Family Home with Expansive Living.

The property is situated in a prime location within a tranquil, well-patrolled neighbourhood, this exquisite double-storey residence offers the perfect blend of sophistication, comfort, and security.

Boasting four generously sized bedrooms, the home provides ample space for the entire family. The main bedroom is a private sanctuary, complete with an en-suite bathroom and a walk-in closet. One bedroom is currently utilized as a home office, making it ideal for remote work or study, while the remaining spacious bedrooms feature built-in cupboards, ensuring optimal storage. Two beautifully appointed bathrooms, along with two convenient guest toilets, cater effortlessly to both residents and visitors.

The living areas are seamlessly interconnected, with an open-plan lounge flowing into the dining room.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R41,235.93

### Bond Costs

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

R51,610.00

### Transfer Costs

R280,500.00

### Monthly Rates

R3,000



**INTERIOR**

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

**EXTERIOR**

Carports / Parkings 5  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

**SIZES**

Floor Size 227m<sup>2</sup>  
 Land Size 748m<sup>2</sup>



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