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## THIS HOME OFFERS A UNIQUE BLEND OF THE OLD AND MODERN.

Welcome to your dream property built on a corner stand nestled in the heart of Hartbeespoort overlooking nature and surrounded by Magalies Berg Range and within short driving distance to the famous Hartbeespoort Dam

This remarkable property boasts the following:

Automated Double Garage: Space for 6 vehicles, with the flexibility to transform part of it into a toolshed or a home gym, catering to your wellness aspirations and hobbies.

Enter into a spacious family room adorned with built-in braai for super social gatherings whilst cheering on your favourite rugby cricket or soccer team, In the background it also transitions into a study.

- Slipping past is a discreetly placed laundromat with 3 plumbing points and ample packing space for linen and/or hobby room for the artistic.
- A well-designed stylish kitchen, where form meets function. Plenty of built-in cupboards, a stove and space for a double-

The property also boasts the following:

4 Flats – allowing a family to live and share life, or rent it out for extra income.

- 2 x bachelor flats with separate bathrooms featuring a shower, WC, basin and plumbing point.
- 1 x 1 bedroom flat. Entering from a veranda boasting a built-in-braai, sliding doors into open plan lounge, and dining room flowing into the fully equipped kitchenette. En-suite bathroom featuring a shower, WC, basin and plumbing point.
- 1 x 2-bed duplex. Adjoining to main house is a charming 2-bedroom duplex flat and by entering you discover a world of comfort and style. Step over the quaint patio, through sliding doors and enjoy the abundance of natural light streaming in through big windows, creating a warm and inviting atmosphere. that leads you into a modern open-plan lounge, dining room, and kitchen, ready for your unique taste and style. Here, you'll find an alcove, housing a state-of-the-art 3-watt solar gadget, blending modern convenience with eco-friendly innovation • Prepare to be impressed by the sleek and stylish kitchen, where form meets function. With plenty of built-in cupboards allowing for a double-door fridge. Enjoy ample

<b>Monthly Bond Repayment</b>	R38,578.70	<b>Bond Costs</b>	R49,725.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R256,882.00	<b>Monthly Rates</b>	R1,000





## INTERIOR

Bedrooms	3
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	700m <sup>2</sup>
Land Size	1,176m <sup>2</sup>



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