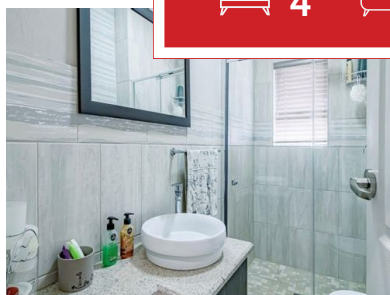




4 3 2



## Exclusive family home in the heart of melodie

Step into contemporary comfort with this stunning 4-bedroom, 3-bathroom family home, thoughtfully designed for modern living and effortless entertaining. Located in a quiet, family-friendly neighborhood, this spacious residence combines luxury finishes with functional spaces that cater to every lifestyle need.

The heart of the home is a bright, open-plan kitchen featuring stone countertops, a large island, premium stainless-steel appliances, and ample storage — perfect for casual meals or entertaining guests. The adjoining living and dining areas boast high ceilings, oversized windows, and sliding glass doors that flood the space with natural light and create a seamless connection to the outdoors.

The master suite is a private retreat, complete with a walk-in wardrobe and a luxurious en-suite bathroom offering dual vanities, a freestanding bathtub, and a rainfall shower. Three additional bedrooms are generously sized, ideal for children, guests, and home office.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R39,543.17

### Bond Costs

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

R51,610.00

### Transfer Costs

R269,500.00

### Monthly Rates

R1,250





## INTERIOR

|              |     |
|--------------|-----|
| Bedrooms     | 4   |
| Bathrooms    | 3   |
| Kitchens     | 1.5 |
| Recep. Rooms | 2   |
| Furnished    | Yes |

## EXTERIOR

|                     |     |
|---------------------|-----|
| Carports / Parkings | 2   |
| Security            | Yes |
| Dom. Accom.         | 0   |
| Pool                | Yes |
| Views               | Yes |

## SIZES

|            |                   |
|------------|-------------------|
| Floor Size | 371m <sup>2</sup> |
| Land Size  | 650m <sup>2</sup> |



**Sulet Human**

Office Manager

**084 584 1407**

sulet.human@finehome.co.za



**Conrad Thiar**

Broker Manager

**083 226 3244**

conrad@finehome.co.za