



 **4**
 **3.5**
 **2**

## Stunning 4-Bedroom Modern Home with Pool & Outdoor Entertaining.

Welcome to your dream home! This exquisite 4-bedroom, 3.5-bathroom residence offers the perfect blend of luxury, comfort, and functionality — designed for both relaxed family living and vibrant entertaining.

### Property Features:

- 4 Spacious Bedrooms — including a luxurious main bedroom with a walk-in closet.
- 3.5 Modern Bathrooms — plus dedicated outdoor guest toilets for added convenience.
- Balcony Access from Every Bedroom — enjoy seamless indoor-outdoor living with all bedrooms opening onto a balcony.
- Designer Kitchen — equipped with a gas stove, sleek finishes, and a separate scullery to keep your main space pristine.
- Outdoor Paradise — dive into the sparkling pool and entertain effortlessly at the fully equipped outdoor bar and kitchen.
- Energy & Water Efficient — featuring 3 gas geysers, a JoJo tank with pump, ensuring reliability and eco-friendliness.

This house is the ultimate blend of style and substance — a must-see for those seeking modern elegance with all the extras.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R70,000.04

### Bond Costs

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

R70,535.00

### Transfer Costs

R622,216.00

### Monthly Rates

R1,800





## INTERIOR

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Furnished	Yes

## EXTERIOR

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

## SIZES

Floor Size	421m <sup>2</sup>
Land Size	1,750m <sup>2</sup>



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