



3 2.5 4



## CLASSY SPACIOUS HOME SITUATED IN THE BEAUTIFUL XANADU NATURE RESERVE!

Walking into this home you have a beautiful foyer with the most beautiful Rhodesian Teak wooden flooring with the following upstairs, tv room with a kitchenette, the main bedroom sharing a patio with the other 2 bedrooms and sharing a full bathroom. The main bedroom is spacious with the most stylish designed bathroom which is en-suite with a double shower and beautiful decorated bath with his and hers basins.

Walking past a massive built-in cupboard and then the spacious bedroom having a separate patio on the other side with the most amazing view.

Going downstairs there is another tv/music room and a spacious office which can either be used as a office or another bedroom, there is also a guest toilet downstairs. A wine cellar which has been specifically designed with the right temperatures etc. The living area is also open plan with a dining room, tv room and kitchen with a scullery and pantry and

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R48,730.99

### Bond Costs

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

R59,150.00

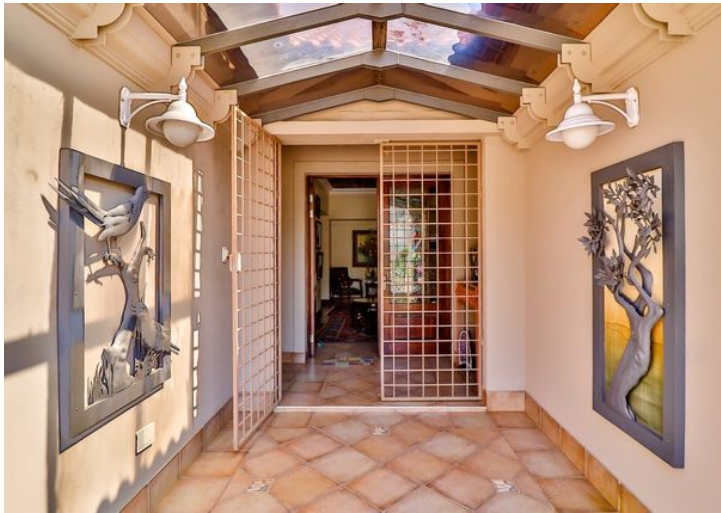
### Transfer Costs

R378,177.00

### Monthly Rates

R1,800





## INTERIOR

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	4
Furnished	Yes

## EXTERIOR

Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

## SIZES

Floor Size	678m <sup>2</sup>
Land Size	1,095m <sup>2</sup>



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