



## Family Home with Flatlet in Breananda

Nestled in the peaceful suburb of Breananda, this well-maintained home offers the perfect blend of comfort, convenience, and space for the whole family. Ideally located close to top schools and shopping centers, it provides easy access to all essential amenities. The house features a welcoming family room, a separate dining area, and a private study - ideal for working from home. The well-equipped kitchen boasts built-in cupboards, a gas stove, pantry and a separate scullery for added functionality.

Accommodation includes three bedrooms and two bathrooms. For parking, there's a single garage, two carports, and a bonus flatlet - perfect for guests or extended family. Entertaining in style with a built-in braai, a jacuzzi, and a sparkling swimming pool, set in a low maintenance garden designed for relaxed outdoor living. Don't miss the opportunity to make this versatile, family-friendly property your own.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R17,248.74

### Bond Costs

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

R30,875.00

### Transfer Costs

R54,979.00

### Monthly Rates

R1,540



### INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	Maybe

### EXTERIOR

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

### SIZES

Floor Size	210m <sup>2</sup>
Land Size	1,037m <sup>2</sup>



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