



4
 2.5
 3

## Family home for sale in Noordheuwel

This spacious and well-maintained family home in sought-after Noordheuwel offers the perfect blend of comfort, functionality, and convenience.

Boasting 4 generously sized bedrooms and 2.5 bathrooms, the home features two inviting living rooms and an open-plan kitchen equipped with a gas stove—ideal for modern family living and entertaining.

Enjoy hosting guests with a built-in bar and braai area, and relax in the private jacuzzi after a long day.

The property also includes 3 garages that can accommodate up to 5 vehicles, along with a carport for 4 more, ensuring ample parking space.

The large yard offers plenty of room for kids, pets, or future additions.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R30,355.35

### Bond Costs

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

R42,185.00

### Transfer Costs

R159,255.00

### Monthly Rates

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## INTERIOR

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

## EXTERIOR

Carports / Parkings	9
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	485m <sup>2</sup>
Land Size	1,250m <sup>2</sup>



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