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 2.5
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## Spacious Family Living with Gourmet Heart in Noordkruin

Step into a spacious family haven where stylish comfort meets seamless entertaining. At its core lies a gourmet kitchen bathed in natural light, featuring sleek granite countertops, a central island with overhead hob, and ample storage. It's fully equipped with dedicated space for three appliances—perfect for your dishwasher, washing machine, and tumble dryer—making everyday life beautifully efficient.

Flowing from the kitchen, the open-plan dining area and built-in bar invite gatherings both grand and casual. Slide open the glass doors to a sun-soaked patio and inviting pool, surrounded by a lush garden ideal for pets, play, and weekend relaxation.

Two family lounges offer cozy spaces for connection, while four generously sized bedrooms include a luxurious main suite with a full en-suite bathroom. A second full family bathroom and a separate guest toilet ensure convenience for everyone. The double automated garage comes with a multi-purpose storeroom—ideal as a home gym, hobby space, or extra storage—and the secure perimeter features electric fencing, infrared beams, an intercom, and a built-in alarm system.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R27,360.42

### Bond Costs

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

R40,300.00

### Transfer Costs

R133,487.00

### Monthly Rates

R1,416





## INTERIOR

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

## EXTERIOR

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

## SIZES

Floor Size	-
Land Size	1,365m <sup>2</sup>



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