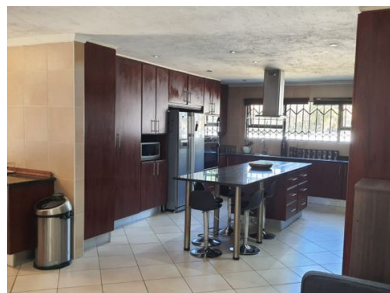




3 3 2



This property calls the new owners name.

Immaculate family home in sought after area, this property is well maintained and modern. Here you will have space comfort and style. You as a family will experience quality of life and will enjoy having friends over for entertainment. The open-plan living areas will add to space for comfortable living for every one in the house. The lounge are opening up with stacking doors onto the patio area overlooking the pool flowing from the open plan dining room and kitchen. The ultra modern kitchen is a Mom's dream featuring ample cupboard space, granite counter tops, double eye level oven and hob, center island, dishwasher connection, separate scullery with washing machine connection. You will have Four generously sized bedrooms all with build in cupboards. There is two modern bathrooms. The main has an En-suite bathroom. There is a guest toilet for convenience for family and friends.

Outside you will have a double automated garages with an internal storeroom, can easily turned into a teen pad. Ample parking space inside the property. Excellent security with electric gate, burglar bars, security gates and alarm system.

#### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R37,512.71

#### Bond Costs

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

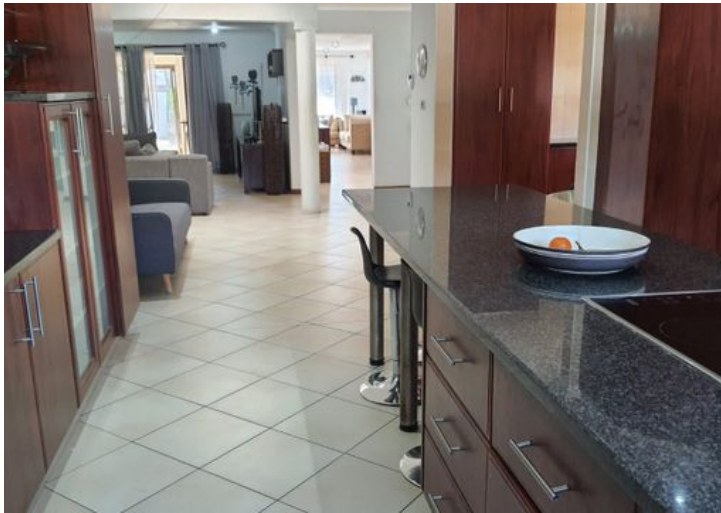
R49,725.00

#### Transfer Costs

R245,332.00

#### Monthly Rates

R1,416



## INTERIOR

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

## EXTERIOR

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

## SIZES

Floor Size	350m <sup>2</sup>
Land Size	1,365m <sup>2</sup>



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Agent

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