



Beautiful House located in the Heart of the Cradle of Humankind.

This stunning residence is situated within the Cradle of Humankind, offering an ideal space for both a large family and a home-based business. Surrounded by picturesque gardens, it provides all the amenities one could desire in a home.

MAIN HOUSE.

- Spacious TV Room.
- Generous Dining Room.
- Comfortable Lounge.
- Welcoming Entrance Hall.
- Bar Area.
- Guest restroom, equipped with a table, chairs, and writing desk.
- Second bathroom featuring a bath, shower, toilet, and linen.

COTTAGE NO 1.

Recently remodeled, featuring a spacious open-plan lounge and dining area

Well-equipped kitchen

Second bathroom includes a bath, shower, toilet, basin, and cupboard space for storing towels and other essentials

Main bedroom with en-suite bathroom featuring a shower, toilet, and basin

Two garages

Charming enclosed courtyard

Tiled throughout with underfloor heating

Prepaid electricity meter

Tiled flooring and blinds installed throughout.
With the exception of Rooms 4 & 5, the electricity is prepaid for the entire premises.

GARDEN

Two enclosed areas, one utilized as a nursery for cultivating and propagating plants to maintain the garden's pristine condition.
An enclosed steel structure functions as a greenhouse, offering protection during the winter season.
From September to April/May, the property is adorned with an abundance of stunning roses, with over 200 roses planted throughout.
A majestic Oak tree creates an inviting space for outdoor gatherings, accommodating up to 100 people.
A generously sized vegetable and herb garden ensures a fresh supply for your kitchen, family, and friends, while also

Monthly Bond Repayment	R68,527.95	Bond Costs	R70,535.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R606,266.00	Monthly Rates	R1,857



INTERIOR

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	0
Furnished	Yes

EXTERIOR

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

SIZES

Floor Size	397m ²
Land Size	2m ²



Garry Van Der Walt
Property Practitioner

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