



3 2 1

## Spacious 3-Bedroom Family Home with Pool, Lapa & Bonus Flatlet/Office Welcome to your next chapter —

Welcome to your next chapter — this inviting 3-bedroom, 2-bathroom home blends comfort, character, and flexibility in one delightful package.

Step into sunlit living spaces where the open-plan dining and lounge area flow effortlessly into a well-equipped kitchen featuring a gas stove and a lovely view of the backyard and sparkling swimming pool. It's a space that's both functional and stylish — perfect for whipping up Sunday roasts or sneaky midnight snacks.

Outdoor entertaining? You're covered. With a lapa, built-in braai, boma, and wood-fired pizza oven, this home turns weekends into something worth bragging about. And yes, pineapple on pizza is welcome.

The versatile one-bedroom flatlet/office space offers endless possibilities — whether it's guest accommodation, rental income, or your new work-from-home haven.

Down the passage, you'll find three spacious bedrooms. The main suite features a walk-through closet and en-suite bathroom with a shower, basin, and toilet. The second bathroom includes a bath, shower, and basin, with a separate

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R13,045.69

### Bond Costs

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

R27,105.00

### Transfer Costs

R37,167.00

### Monthly Rates

-



## INTERIOR

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2   |
| Kitchens     | 1   |
| Recep. Rooms | 2   |
| Furnished    | Yes |

## EXTERIOR

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

## SIZES

|            |                     |
|------------|---------------------|
| Floor Size | -                   |
| Land Size  | 1,006m <sup>2</sup> |



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