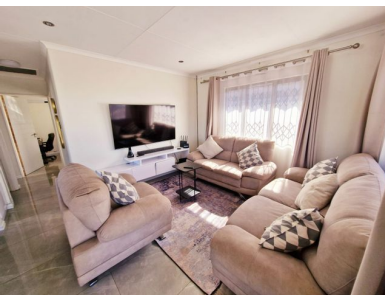




3 1.5 0



## The Perfect Start for Comfortable Family Living

Nestled in the quiet neighbourhood of Southgate, this beautifully maintained 3-bedroom home, offers plenty of potential.

An ideal choice for first-time buyers, this residence has exquisite interior finishes and a thoughtfully designed layout. One of the bedrooms are currently used as a walk-in closet, this could very easily be converted and used as the third bedroom.

Step into an inviting open-plan lounge and dining area that flows seamlessly into a fully equipped, modern kitchen. The home features a sleek, shared bathroom and a convenient guest toilet, catering to both function and design.

Outside, you'll find an expansive yard offering endless possibilities — whether you envision future extensions, a lush garden, or a spacious area for family gatherings and secure parking.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R12,680.21

### Bond Costs

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

R27,105.00

### Transfer Costs

R36,087.00

### Monthly Rates

R1,170



## INTERIOR

Bedrooms	3
Bathrooms	1.5
Kitchens	1
Recep. Rooms	2
Furnished	Yes

## EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

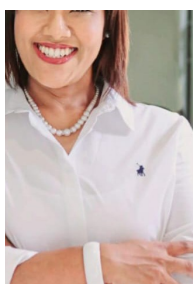
## SIZES

Floor Size	-
Land Size	401m <sup>2</sup>



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