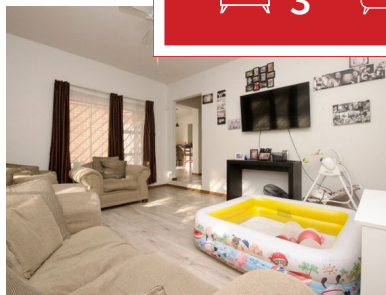
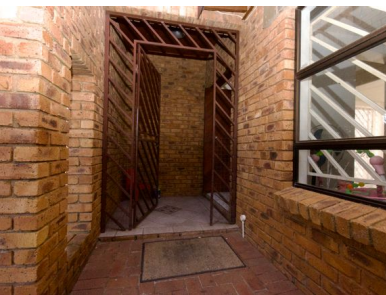


3 2 3



## 3 bedroom house with flatlet and pool for sale in Culemborg Park

This impressive property is set on a spacious corner stand and offers a complete lifestyle with great indoor and outdoor features.

The home includes 3 well-sized bedrooms with built-in cupboards, a comfortable lounge, dining room, study, and a large kitchen fitted with granite countertops, an under-counter oven, hob, and extractor fan.

There's also a separate scullery/laundry area with double basins and room for appliances, making household chores more manageable.

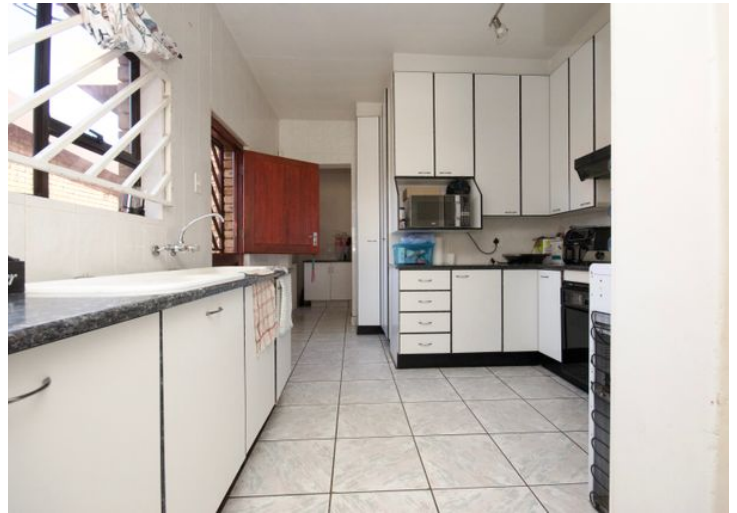
The main bedroom has its own en-suite bathroom with a bath, shower, basin, and toilet.

A second full bathroom, also with modern finishes and granite tops, serves the rest of the home.

Security is a top priority with features like an alarm system, burglar bars, security gates, and a fully walled yard with an electric gate for peace of mind.

<b>Monthly Bond Repayment</b>	R16,142.14	<b>Bond Costs</b>	R28,990.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R48,485.00	<b>Monthly Rates</b>	R1,400





## INTERIOR

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

## EXTERIOR

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

## SIZES

Floor Size	358m <sup>2</sup>
Land Size	1,000m <sup>2</sup>

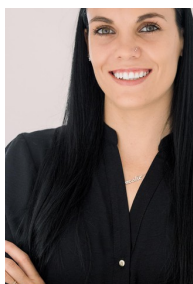


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