



## Make Your Dream Address a Reality in Culemborg Park

Set in the peaceful suburb of Culemborg Park, this delightful family home combines timeless charm with modern convenience. Positioned on a generous 1000m<sup>2</sup> stand, the home welcomes you with a warm entrance hall that opens into spacious, light-filled living areas.

Boasting three comfortable bedrooms and two full bathrooms, this home is designed with family living in mind. The inviting country-style kitchen offers character and functionality, flowing effortlessly into the open-plan dining area, cozy lounge, and a spacious TV room—perfect for both relaxed family time and entertaining.

Step outside to a beautifully maintained garden, complete with a sparkling swimming pool for sunny days. The thatched lapa, featuring a built-in braai and bar, provides the ideal space for weekend get-togethers with friends and family. A double garage, electric gate, and perimeter fencing add both security and convenience.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R19,279.20

### Bond Costs

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

R32,760.00

### Transfer Costs

R69,146.00

### Monthly Rates

R2,250





## INTERIOR

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

## EXTERIOR

Carports / Parkings	1
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	295m <sup>2</sup>
Land Size	1,000m <sup>2</sup>



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