



 4
  2
  3



## 4 BEDROOM HOUSE WITH A FLAT FOR SALE IN CULEMBORGPARK

Welcome to this spacious family property on a 1,000m2 erf, offering a perfect blend of comfort, style, and versatile living spaces with a functional 1-bedroom flatlet.

### Exterior Features:

Upon entrance, you are greeted by three single garages, providing ample parking space. A double carport offers convenient undercover parking, leading you to the back yard. The layout is thoughtfully designed with a lush grass area, a fire pit (boma), and a refreshing swimming pool, creating a serene and inviting atmosphere.

### Interior Highlights:

The entrance leads to the family room with large windows, creating a bright and welcoming space.

An open-plan dining room with a sliding door to the outside patio offers a beautiful view of the entertainment area.

The dining room seamlessly connects to the kitchen through an arch, creating a perfect space to serve guests and family.

provides ample opportunities for relaxation, entertainment, and even the possibility of additional living arrangements. The inverter is capable of handling the entire electrical load of the main house.

- Security Features:
- Burglar bars
  - Security gates
  - Alarm system.
  - Cameras
  - Automated main gate
  - Two automated garage doors
  - Face brick wall surrounding the property.

<b>Monthly Bond Repayment</b>	R16,243.66	<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>	R48,785.00	<b>Monthly Rates</b>	R1,228



## INTERIOR

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Furnished	Yes

## EXTERIOR

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

## SIZES

Floor Size	-
Land Size	-



**Beulah Mienie**

Agent

**083 351 7777**

beulah@finehome.co.za