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## SPACIOUS THREE-BEDROOM HOUSE WITH FLATLET FOR SALE IN GREENHILLS

This beautiful property is ideally located near schools and essential amenities, offering:

Main House:

Three well-sized bedrooms

Two bathrooms

Open-plan lounge and dining area

Cozy family room with knotty pine ceilings

Large kitchen with ample built-in cupboards, an eye-level oven, gas hob, and a separate scullery

Flatlet (with its own entrance):

Open-plan living area

Kitchen with built-in hob, oven, and cupboards

Security Features:  
Alarm system  
Burglar bars  
Security gates  
Electric gate  
Perimeter wall

Bonus:  
Situated on a spacious corner stand  
Rates and taxes subject to change. Erf size estimated.

|  |            |  |            |
|--|------------|--|------------|
| <b>Monthly Bond Repayment</b>                          | R14,203.05 | <b>Bond Costs</b>  | R27,105.00 |
| Calculated over 20 years at 10.75%<br>with no deposit. |            | These calculations are only a guide. Please ask<br>your conveyancer for exact calculations |            |
| <b>Transfer Costs</b>                                  | R40,587.00 | <b>Monthly Rates</b>   | -          |





## INTERIOR

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

## EXTERIOR

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

## SIZES

|            |                     |
|------------|---------------------|
| Floor Size | -                   |
| Land Size  | 1,408m <sup>2</sup> |



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