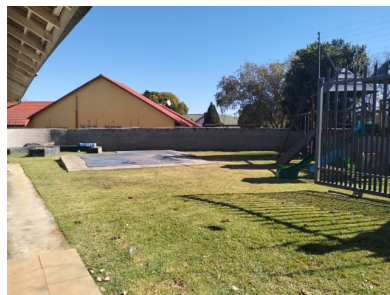




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## Modern Family Home – Move-In Ready!

This stylish and spacious home offers the perfect blend of comfort and convenience, ideally situated close to top schools and shopping centres.

Boasting 3 generously sized bedrooms with built-in cupboards, the main bedroom features a walk-in closet, a modern en-suite bathroom (shower, toilet, basin), and a private study or office space. An adjoining room connected to the main bedroom offers flexibility as a nursery, dressing room, or 4th bedroom, also fitted with built-in cupboards.

The second bathroom is well-equipped with a shower, bath, toilet, and basin — ideal for family use.

Enjoy open-plan living at its best, with a spacious lounge flowing into a sleek kitchen complete with white granite countertops, gas hob, eye-level oven, and a separate scullery.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R20,000.01

### Bond Costs

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

R32,760.00

### Transfer Costs

R73,406.00

### Monthly Rates

R1,600



## INTERIOR

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

## EXTERIOR

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

## SIZES

Floor Size	400m <sup>2</sup>
Land Size	1,360m <sup>2</sup>



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