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## STUNNING 3-BEDROOM FAMILY HOME WITH STUDY AND SPARKLING POOL FOR SALE IN HELIKON PARK

Situated in the peaceful, family-friendly suburb of Helikon Park, this immaculate home offers everything you need for comfortable and stylish living.

Featuring 3 spacious, sunny bedrooms with built-in cupboards, plus a 4th room currently used as a study — easily convertible into a fourth bedroom if needed.

There are 2 bathrooms: the main en-suite is a full bathroom, while the second offers a shower, toilet, and basin.

Enjoy generous living spaces including a large lounge, a dining room, a family room, and an additional area perfect for a hobby room or playroom.

The modern kitchen boasts a gas stove, ample space for all appliances, and is complemented by a separate scullery and laundry.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R15,177.67

### Bond Costs

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

R28,990.00

### Transfer Costs

R45,635.00

### Monthly Rates

R1,200





### INTERIOR

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

### EXTERIOR

Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Maybe

### SIZES

Floor Size	265m <sup>2</sup>
Land Size	994m <sup>2</sup>



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