



3 2 2



### 3 Cozy Bedroom Home with Two Single Garages for sale

The well-maintained fencing surrounding the property ensures security. Whether you envision children playing freely or hosting gatherings in the outdoor setting, the fenced yard offers endless possibilities for enjoyment and relaxation. Situated on a generous 863 m2 erf, the large erf size provides endless possibilities for landscaping and outdoor activities. Paved driveway leading to two single roll-up garages. This residence features not only the main house but also two separate outside rooms, accompanied by an outdoor toilette. These versatile spaces can be tailored to suit various needs – whether it be a home office, a creative studio, a guest room, or an additional living area. The possibilities are as diverse as your imagination.

This property features an inviting open floor plan family room.

With an open layout, the kitchen flows seamlessly into the adjoining laundry and scullery room, enhancing the overall efficiency of daily tasks.

Bedroom 1: The combination of tiled floors and large windows enhances the overall sense of space and openness.

**Monthly Bond Repayment**

Calculated over 20 years at 10.75% with no deposit.

R9,847.72

**Bond Costs**

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

R23,335.00

**Transfer Costs**

R30,412.00

**Monthly Rates**

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### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	-
Land Size	863m <sup>2</sup>



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