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## A Perfect Blend of Charm and Modern Luxury in Constantia Kloof

With your new position comes a new Location and this exceptional home in Constantia Kloof is an absolute must-see. The photos simply don't do it justice.

As you arrive, a beautifully landscaped garden welcomes you into this unique mix of old-world charm and modern comfort. The first level greets you with a charming entrance hall and spacious study, completely separate from the rest of the home - ideal for working from home or running a private office.

Step further inside and you're met by a stunning atrium that draws natural light into the heart of the home and connects you to the main living areas. The dining room, spacious and full of character, forms the central hub - with a warm and inviting living room on one side and a cozy lounge on the other.

The kitchen is truly a chef's dream - fitted with granite countertops, a walk-in pantry, separate scullery and laundry area

- \* Air conditioners in the main bedroom and dining room
- \* Extractor fans in all three bathrooms and the office
- \* Domestic room with bathroom (shower, basin and toilet)
- \* CCTV cameras for added peace of mind
- \* Electric fencing and security beams
- \* Two JoJo water tanks
- \* 8 KW Backup battery / Inverter System (Negotiable)

This stunning home offers luxury, privacy and practicality in equal measure. Don't miss out - all me today to schedule your personal viewing and avoid disappointment!

<b>Monthly Bond Repayment</b>	R29,949.25	<b>Bond Costs</b>	R42,185.00
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>	R156,055.00	<b>Monthly Rates</b>	R1,400





### INTERIOR

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

### EXTERIOR

Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

### SIZES

Floor Size	300m <sup>2</sup>
Land Size	489m <sup>2</sup>



**Aret Notnagel**  
Agent

**071 731 0640**  
aret@finehome.co.za

