

## **R2,475,000** 4 Bedroom House For Sale in Constantia Kloof



## Spacious 4-Bedroom Family Home with Excellent Extras

Welcome to this generously sized family home that offers comfort, versatility and income-generating potential. As you step into the spacious tiled entrance hall, you're welcomed into a warm and inviting lounge and dining room, complete with a cozy fireplace and sliding doors that open onto a covered patio - perfect for entertaining or relaxing. The well-equipped kitchen features a breakfast nook, a walk-in pantry and a separate scullery, ideal for effortless meal preparation and storage. A sunny study provides the perfect space for a home office or quiet retreat. The home offers four sunny and well-sized bedrooms with its own en-suite bathroom and ample built-in cupboards. A further two-and-a-half bathrooms service the rest of the home.

Outside, this property continues to impress with two separate bachelor flats - ideal for extended family, guests, or rental income - as well as staff quarters. The patio includes a built-in braai and overlooks a sparkling swimming pool, creating the perfect setting for outdoor enjoyment. A double garage and carports for up to six vehicles ensure plenty of parking

<b>Monthly Bond Repayment</b> Calculated over 20 years at 10.75% with no deposit.	R25,126.92	<b>Bond Costs</b> These calculations are only a guide. Please ask your conveyancer for exact calculations	R38,415.00
Transfer Costs	R113,720.00	Monthly Rates	R1,992







**EXTERIOR** 

Security

Pool

Views

Dom. Accom.

Carports / Parkings

6

Yes

1

Yes

Maybe

**INTERIOR** 

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	Maybe



## Aret Notnagel Agent

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SIZES Floor Size

278m<sup>2</sup> Land Size 1,487m<sup>2</sup>



STRUBENS VALLEY Clearwater Mall ttle Falls Ridge ature Reserve Maze Chamberlain Strubens Valley - Famous for... NDAL ristiaan de We. ALLEN'S NEK NOORDEKRANS Hillfox Value Centre 🙆 Constantia Dr A China World **HILL** CONSTANTIA Mosaïek | Mosaic E Checkers Hyper Roodepoort Roodepoort Bos Roodepoc EKKERSPARK Life Flora Hospital 🕒 14th Ave à Roodepoort Theatre 🥶 Golf Club Williar UNISA -Florida DISCOVERY FLORACLIFFE Idekte IS Rd Q le FLORIDA PARK Map data ©2025 AfriGIS

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