



4

2

2

## Warm and Welcoming Family Home in Florida Park

This charming four-bedroom family home is nestled in the heart of Florida Park, offering comfort, space and versatility for extended families or those seeking extra rental income. A cozy and inviting open plan lounge and dining room greet you as you step inside - ideal for relaxed family living and entertaining. The open plan kitchen boasts ample built-in cupboards, a separate scullery and a dedicated laundry area for added convenience.

All four bedrooms feature beautiful wooden floors and built-in cupboards, creating a warm and homely atmosphere throughout. The main bedroom is en-suite, while a second bathroom comfortably serves the remaining bedrooms.

Extra Features Include:

\* A separate two-bedroom flatlet with its own bathroom and kitchen - perfect for guests, extended family or rental income

\* A double garage

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R20,507.62

### Bond Costs

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

R34,625.00

### Transfer Costs

R79,147.00

### Monthly Rates

R1,625





### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	375m <sup>2</sup>
Land Size	1,685m <sup>2</sup>



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