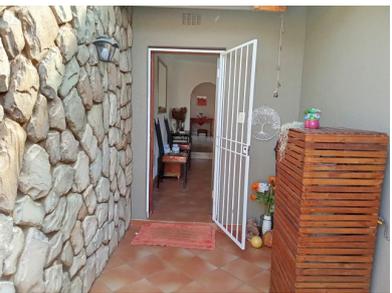


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## Charming Family Home with Exceptional Features

This well-maintained property offers comfortable and secure family living with a range of impressive features. The home boasts three spacious bedrooms, all with tiled floors and built-in cupboards, along with two neat bathrooms to accommodate the household. Enjoy quality time in the generously sized living room and dedicated dining area, perfect for entertaining or relaxing with loved ones. The kitchen is functional and well-equipped, complete with a separate laundry and scullery for added convenience.

Outdoor living is a pleasure with a built-in braai area, ideal for gatherings. The sparkling swimming pool is nestled in a beautifully kept garden, creating a serene and inviting space. Parking is plentiful, with a double garage featuring roll-up doors, a double carport, and shade net covered parking for a caravan. With the property being fully fenced and fitted with an electric gate, security gates on all doors, burglar bars, and an alarm system for peace of mind. This property combines comfort, functionality, and security - perfect for the discerning buyer looking for a place to call home.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R17,766.51

### Bond Costs

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

R30,875.00

### Transfer Costs

R58,039.00

### Monthly Rates

R2,083



### INTERIOR

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

### EXTERIOR

Carports / Parkings 5  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 240m<sup>2</sup>  
 Land Size 1,000m<sup>2</sup>



**Aret Notnagel**  
 Agent

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



**Hanlie Eksteen**  
 Agent

**082 335 3268**  
 hanlie@finehome.co.za

