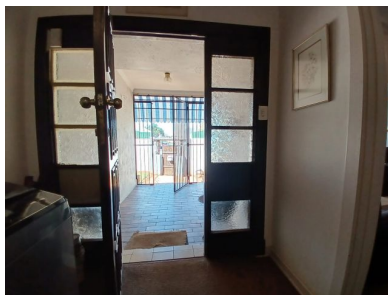


3 2 1



SPACIOUS FAMILY HOME WITH BACHELOR FLATLET & SPLASH POOL

Set on a generous corner stand spanning two erven (788 m² in total), this well-sized family home offers comfort, space, and excellent potential. Ideal for extended families or investment purposes, the property includes a spacious main house and a separate outside building comprising a single garage and a bachelor flatlet – perfect for rental income (estimated at R3,000 per month).

The home boasts extra-large bedrooms and a welcoming lounge, making it ideal for a family of five. The dining room comfortably fits an 8-seater suite, while the large kitchen is accompanied by a separate laundry area featuring a double wash trough, conveniently located next to the guest toilet.

Although the home could benefit from some modern updates, its solid structure and spacious layout present an excellent opportunity to add value and create your dream space. Prepaid electricity is already installed for convenience.

Single garage

Separate bachelor flatlet with income potential

Splash pool for summer fun

Ideally located near essential amenities, schools, and public transport, this home is situated in an area known for strong rental demand.

Viewings by appointment only.

Pre-approval is required for all prospective buyers.

Monthly Bond Repayment	R11,167.52	Bond Costs	R25,220.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R32,749.00	Monthly Rates	R646



INTERIOR

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

EXTERIOR

Carports / Parkings	4
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

SIZES

Floor Size	267m ²
Land Size	788m ²



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