



## Modern 4 Bedroom House in Roodepoort West

Stunning 4 bedroom facebrick house. Very large air conditioned lounge with a guest loo and storeroom leading off of it. Beautiful dining room leading out through a sliding door into the backyard. 4 sizable bedrooms, all with Bics and air conditioners. The main bedroom has its own fireplace. There are 2 bathrooms. 1 with a shower, basin and toilet, and the other with bath, basin and toilet.

The kitchen boasts plenty of cupboards, granite counter tops, large gas hob and electric oven. Space for a double door fridge. Separate laundry and scullery area, which leads to the double automated garage. Pre-paid electricity. The house is tiled throughout!

The backyard is fully paved with a 72m2 entertainment lapa with roll up canvas sides. Adjacent to the Lapa is a massive built-in braai.

Sparkling enclosed swimming pool. Double carport that is big enough for a caravan and a spare vehicle.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R18,223.36

### Bond Costs

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

R30,875.00

### Transfer Costs

R60,739.00

### Monthly Rates

R783





### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	375m <sup>2</sup>
Land Size	897m <sup>2</sup>



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