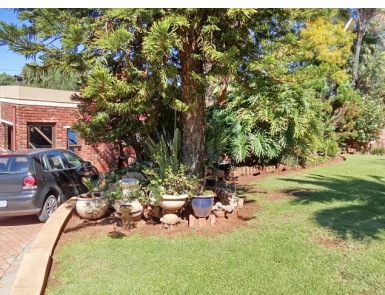


4 3 2



## Charming Clinker Brick Home in Weltevreden Park

This beautifully maintained clinker brick home offers timeless charm and generous living spaces, all surrounded by a lush, well-established garden. Step inside through the welcoming entrance hall into a spacious lounge, complemented by a separate living and dining room - perfect for both family life and entertaining. The modern kitchen is well-equipped and includes a scullery for added convenience.

The home features four comfortable bedrooms and three bathrooms, providing ample space for a growing family or visiting guests. Outside, enjoy the expansive entertainment area complete with a built-in braai and a sparkling pool - ideal for summer gatherings. Additional highlights include a double garage, secure parking for up to six vehicles, and two Wendy Houses, offering plenty of room for tools, equipment or hobbies. This is a rare opportunity to own a warm, welcoming home in one of the area's most desirable neighborhoods. Please contact me today for a viewing.

### Monthly Bond Repayment

Calculated over 20 years at 11%  
with no deposit.

R24,772.52

### Bond Costs

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

R36,530.00

### Transfer Costs

R105,552.00

### Monthly Rates

R1,740





### INTERIOR

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	4
Furnished	Maybe

### EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Maybe

### SIZES

Floor Size	-
Land Size	1,259m <sup>2</sup>



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