



 **4**
 **2.5**
 **0**

## Discover Your Dream Home with Income Possibilities.

Step into your own serene retreat with this charming 4-bedroom home, nestled in the Wilgeheuwel area. Designed for comfort and convenience, this property is a perfect blend of family living and income opportunity. As you enter, you'll find a welcoming open-plan kitchen, dinning, and lounge area that's perfect blend for making cherished family memories. The kitchen has space for two appliances and you have a separate laundry area. With ample cupboard space, space for a double door fridge, the gas stove also adds convenience in the family space. The bedrooms provide a peaceful retreat, all with built-in cupboards and are tiled. The master bedroom featuring a private en-suite bathroom. The family bathroom has a corner bath, basin and toilet and to add more convenience you have a separate guest toilet. Outside, the fun continues with a sparkling blue swimming pool, a cozy Lapa for with a build in braai and bar area for outdoor gatherings, and a relaxing jacuzzi. You'll love the touch of nature with apricot, fig and a lemon trees adding charm to the landscape. Here is ample space for the kids to run around and for our four legged furry friends to play with.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R22,944.17

### Bond Costs

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

R36,530.00

### Transfer Costs

R95,738.00

### Monthly Rates

-



### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	-
Land Size	1,418m <sup>2</sup>



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