



## Stunning 4-Bedroom Family Town house for Sale – Modern Comfort in Willowbrook

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Welcome to this spacious and convenient units This is a beautifully designed 4-bedroom home, perfectly suited for family living and entertaining. Boasting 2 bathrooms plus a powder room the four bedroom can easily be converted to a study as it is currently being used as such. Double automated garage + double carport – ample space for your vehicles and toys. Lovely patio area – ideal for relaxing or entertaining guests. With a built in braai area.

This home is packed with features and ready to move in. Whether you're looking for space, comfort, or modern finishes – this home has it. This is in the secure and established Ruimsig Manor estate with easy access to Hendrik Potgieter rd and other main routes in the area. Just a stone's throw away from Featherbrook village shopping center, Crawford International, the Gateway school and Monash.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R14,213.21

### Bond Costs

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

R27,105.00

### Transfer Costs

R40,617.00

### Monthly Rates

R985



### INTERIOR

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

### EXTERIOR

Carports / Parkings	2
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	170m <sup>2</sup>
Land Size	19,600m <sup>2</sup>



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