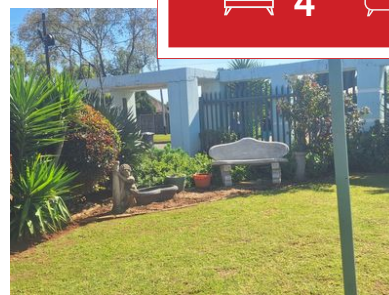




4 2 1



## Spacious family home with a flatlet.

This is a family home waiting on the new owners to move in. With four spacious bedrooms with built-in cupboards and the additional flatlet this is a property not to be missed. Here you have ample space for entertaining and for the kiddies birthday parties, for those years to come and great memories for ever. This home has a formal lounge area, and a spacious family Tv-room to relax. All open-plan to the dinning area. You have a study for the work from home Mom or Dad to run your own business from here. The kitchen is one of a kind, with ample cupboard space, a separate scullery and laundry area. Your Main bedroom has an En-suite bathroom with and additional bathroom for the kids to use.

Outside, you have an entertainers dream area to meet every family members need. From the Lapa for a braai for Dad watching the rugby with friends, the kiddies may enjoy the trampoline and the pool, while Mom and her friends sit down and enjoy the company. This is a home that will add to your joy. Don't miss out, phone me now. The floor and erf sizes are estimate, and rates and taxes may differ from listing. Here is pre-paid electricity.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R14,720.82

### Bond Costs

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

R28,990.00

### Transfer Costs

R44,285.00

### Monthly Rates

R730





### INTERIOR

|              |       |
|--------------|-------|
| Bedrooms     | 4     |
| Bathrooms    | 2     |
| Kitchens     | 1     |
| Recep. Rooms | 4     |
| Furnished    | Maybe |

### EXTERIOR

|                     |       |
|---------------------|-------|
| Carports / Parkings | 1     |
| Security            | Yes   |
| Dom. Accom.         | 0     |
| Pool                | Yes   |
| Views               | Maybe |

### SIZES

|            |                     |
|------------|---------------------|
| Floor Size | 337m <sup>2</sup>   |
| Land Size  | 1,115m <sup>2</sup> |



**Hanlie Eksteen**  
 Agent  
**082 335 3268**  
[hanlie@finehome.co.za](mailto:hanlie@finehome.co.za)

