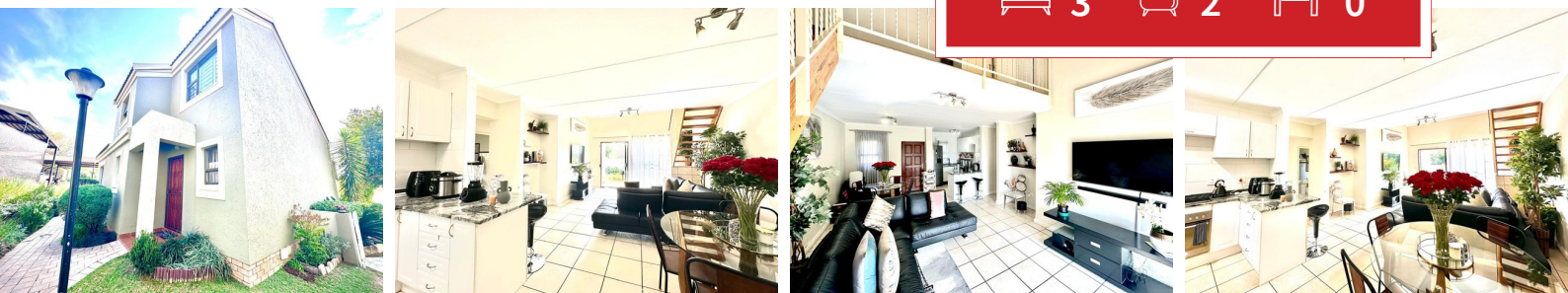




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## Your Dream Home Awaits - Tranquil, Spacious and Perfectly Located

Step into a picturesque retreat designed for family living or a peaceful escape at the end of the day.

The heart of this home is a breathtaking open-plan kitchen, dining and lounge area, seamlessly extending to a covered patio and a lush, serene garden bursting with birdlife.

Downstairs, you'll find a full bathroom complemented by two generously sized bedrooms—ideal for comfort and convenience.

Upstairs, the expansive main bedroom offers its own private bathroom, creating a sanctuary of space.

Enjoy two covered carports, plus access to a sparkling pool and entertainment-friendly lapa within this secure complex with 24-hour security.

Water: Metered  
Levy: R1 569.69 + Res Levy: R161.00 + CSOS: R21.39 + Sewerage: R704.47 = TOTAL: R2 456.55

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<b>Monthly Bond Repayment</b>	R15,218.28	<b>Bond Costs</b>	R28,990.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R45,755.00	<b>Monthly Rates</b>	R1,037





## INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	Yes

## EXTERIOR

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

## SIZES

Floor Size	105m <sup>2</sup>
Land Size	-



**Bernie Birmingham**

Agent

Registered with PPRA (FFC 2023325509)

**079 501 4183**

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