



 3
  2
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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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**Monthly Bond Repayment**

Calculated over 20 years at 10.75%  
with no deposit.

R15,218.28

**Bond Costs**

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

R28,990.00

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**Transfer Costs**

R45,755.00

**Monthly Rates**

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**

bernie@finehome.co.za