



4

2

2

## Elegant Double-Story Haven in a Prestigious Location

Spacious and Secure Family Home with Expansive Living.

The property is situated in a prime location within a tranquil, well-patrolled neighbourhood, this exquisite double-storey residence offers the perfect blend of sophistication, comfort, and security.

Boasting four generously sized bedrooms, the home provides ample space for the entire family. The main bedroom is a private sanctuary, complete with an en-suite bathroom and a walk-in closet. One bedroom is currently utilized as a home office, making it ideal for remote work or study, while the remaining spacious bedrooms feature built-in cupboards, ensuring optimal storage. Two beautifully appointed bathrooms, along with two convenient guest toilets, cater effortlessly to both residents and visitors.

The living areas are seamlessly interconnected, with an open-plan lounge flowing into the dining room

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R40,558.40

### Bond Costs

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

R51,610.00

### Transfer Costs

R280,500.00

### Monthly Rates

R3,000





## INTERIOR

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Furnished	Yes

## EXTERIOR

Carports / Parkings	5
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	227m <sup>2</sup>
Land Size	748m <sup>2</sup>



**Kaylib Baccus**

Full Status Property Practitioner

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