



4 2.5 2



## Four Bedroom Family Home in Dawncrest, Verulam.

Welcome to this well maintained 4-bedroom home, perfect for a large family.

Step inside to find an inviting living space with an easy layout that flows effortlessly from the lounge to the dining area and kitchen. All four bedrooms are well sized, offering plenty of space for the whole family.

The home includes a shared bathroom, a guest toilet and an en-suite in the main bedroom, for your convenience.

The home has direct access from a very spacious, automated, double garage. The garage includes a small room that can be converted into an office or a laundry room.

The yard is expansive, large enough for parking or gatherings. If you have future plans to expand, there is ample space for that too. There is a water tank installed to avoid water shortage.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R17,248.74

### Bond Costs

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

R30,875.00

### Transfer Costs

R54,979.00

### Monthly Rates

R378.6



## INTERIOR

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

## EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	-
Land Size	701m <sup>2</sup>



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