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## 3 Bedroom House For Sale in Claremont

UNDER OFFER



SOLE MANDATE

Web Ref RLS961838



**R3,995,000**

3 2

**Monthly Bond Repayment** R40,558.40

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R280,500.00 **Bond Costs** R51,610.00

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

**Monthly Rates** R1,850

### Exclusive Mandate!

Delightful home in great location in Claremont

This charming 3 bedroom, 2 bathroom family home offers space, character and loads of charm and potential.

You are welcomed into a wide entrance hall and passage that leads into the lounge that has Oregon flooring and a separate space for a lovely diningroom area.

The first bedroom is carpeted. The second bedroom has BIC's and is carpeted with wooden flooring underneath. The main bedroom has BIC's, wooden blinds and has an en suite bathroom with a shower. The family bathroom has a bath.

The separate kitchen has Oregon pine flooring and a free standing stove and is plumbed for 2 appliances. Laundry space off the kitchen.

There is a large back garden as well as a pretty front garden and secure off street parking for 5 cars.

Extras  
Wendy house, Jo-Jo tank and alarm.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	5
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	150m <sup>2</sup>
Land Size	495m <sup>2</sup>

