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UNDER OFFER



SOLE MANDATE

Web Ref RLS964718



### R3,395,000

**Monthly Bond Repayment** R35,042.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R228,846.00    **Bond Costs** R52,833.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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Charming semi- detached in a lovely neighbourhood.

This property is under offer and no longer available for viewings.

Exclusive Mandate

This beautifully maintained home is situated in one of the most sought after roads in Claremont. Close to Keurboom Park and Palmyra Junction.

Offering 3 bedrooms and 2 bathrooms, this home is the perfect lock up and go for first time buyers or someone wanting to downsize.

Enjoy the stunning mountain views while entertaining on the newly added patio which overlooks a pretty, easy to maintain garden.

The recently renovated kitchen offers plumbing for 2 appliances and has a free standing gas hob and gas oven.

The main, ensuite (shower only) bedroom has built in cupboards and receives beautiful morning sunlight.

The second and third bedrooms both have built- in cupboards and blinds. There is a full family bathroom.

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Carports / Parkings	1	Floor Size	93m <sup>2</sup>
<b>Interior</b>		Security	Yes	Land Size	178m <sup>2</sup>
Bedrooms	3	Pool	No		
Bathrooms	2	Views	False		
Kitchens	1				
Recep. Rooms	2				
Furnished	No				

