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## 4 Bedroom House For Sale in Claremont



SOLE MANDATE

Web Ref RLS968197



### R3,750,000

4 2 1

**Monthly Bond Repayment** R38,071.09

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R251,382.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,600

### 4 bedroom double storey home for sale in Claremont

On show this Friday 27 September - Time slots below:

1-2pm and again at 4.30-5.30pm

Downstairs

Tiled open plan lounge/diningroom with wood burning fireplace and sash windows. 2 sets of wooden double doors open up to front garden and another set opens up to the side garden. Tiled study/4th bedroom with toilet.

Tiled kitchen with granite tops that is plumbed for a dishwasher. Free standing gas hob and oven. Separate pantry and separate laundry. Domestic room with an en suite with a shower.

Back garden with wendy house.

Wooden staircase leads to 3 bedrooms and 2 bathrooms. Study area on staircase landing. Family bathroom with shower and bath. 1st bedroom is carpeted with BIC's and a skylight. The 2nd bedroom has no BIC's. The main bedroom is carpeted with an en suite bathroom with a shower. Double wooden doors lead out to a...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	164m <sup>2</sup>
Land Size	399m <sup>2</sup>

