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SOLE MANDATE

Web Ref RLS974079



### R4,250,000

**Monthly Bond Repayment** R43,868.01  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R335,445.00    **Bond Costs** R65,382.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.



### Charming 3 Bedroom Home Awaits Your Personal Touch

ON SHOW - Saturday 11th January 11am - 12pm

Exclusively listed by Seeff Properties

Nestled in a desirable, family-friendly neighborhood, this lovely 3 bedroom, 1 bathroom home boasts beautiful high ceilings and stunning parquet flooring throughout. The perfect blend of classic charm and modern convenience, this property is waiting for your personal touch to make it truly shine.

The heart of the home is the spacious formal lounge and dining room, perfect for hosting dinner parties and special occasions. With its elegant proportions and abundance of natural light, this room is sure to impress.

The three generously sized bedrooms (2 x 25sqm and 1 x 15sqm) offer ample space for rest and relaxation. The third bedroom opens out onto a beautiful sunroom / study / playroom, which overlooks the garden. The kitchen has been rewired...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Floor Size	178m <sup>2</sup>
Bathrooms	1	Carports / Parkings	4	Land Size	540m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	False		
Furnished	No				

