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SOLE MANDATE

Web Ref RLS973058



### R1,995,000

**Monthly Bond Repayment** R20,592.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R74,906.00    **Bond Costs** R32,760.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R750

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Family home located in sought-after Kenilworth Park...move-in ready!

\*Exclusive Mandate\*

This charming home features an open-plan lounge with tiled flooring and connects to a kitchen with plumbing for one appliance. It offers ample built-in cupboard space and wooden countertops, leading to a private and secure outdoor courtyard and wash line area.

The main double bedroom is fitted with built-in cupboards, while the second bedroom also features BICS. A full family bathroom equipped with a bathtub and a separate walk-in shower, toilet and basin.

A sliding door off the lounge leads to a low-maintenance garden and patio area, which includes a sprinkler system and a water tank and is ideal for entertaining. Additionally, the home offers a bonus automated single garage with direct access. There is also secure off-street front-of-the-house parking available for two cars.

Additional features include...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Garages	1	Floor Size	60m <sup>2</sup>
Bathrooms	1	Carports / Parkings	2	Land Size	190m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

