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Web Ref RL36269



**R3,950,000**

**Monthly Bond Repayment** R40,771.44  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R275,550.00    **Bond Costs** R51,610.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,999

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Beautifully located traditional, picturesque home

Honey, I'm home.....say hello to this well-groomed, manicured front garden.....where this home includes two separate flatlets, ideal for rental income of which one of the flatlets could also be used as staff accommodation.

A notable feature is the versatile fourth bedroom, accessible via an external staircase, which can function as a home office or study.

Inside, the double-volume staircase leads to the upper level, where all the bedrooms are privately positioned. The master bedroom entails a spacious layout, plenty of cupboard space, and an open-plan en-suite bathroom with a tub overlooking the garden.

The living spaces include a living room, dining room, and TV lounge, all opening onto a covered patio with a built-in braai, perfect for entertaining. The patio, in turn, overlooks the inviting pool. A glass sliding door...

**Features**

**Pets Allowed** Yes

<b>Interior</b>	
Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

<b>Exterior</b>	
Garages	3
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

<b>Sizes</b>	
Floor Size	527m <sup>2</sup>
Land Size	1,276m <sup>2</sup>