



**Roxzanne Odendaal**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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46 13th Street  
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Pretoria  
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SOLE MANDATE

Web Ref RL44080



## R2,650,000

3 3 2

**Monthly Bond Repayment** R26,903.57

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R129,887.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R1,700

### Family home for sale

For Sale: Charming 3-Bedroom Family Home

Nestled within a secure, gated community in a highly desirable neighborhood, this delightful family residence boasts ample living space throughout.

The open-plan kitchen features elegant granite countertops and solid wooden cabinetry, thoughtfully designed with abundant storage, a spacious pantry, and a separate scullery to accommodate all your appliances, complete with a cozy breakfast nook.

A generous study provides an ideal workspace, while all three bedrooms are equipped with built-in cupboards and plush carpeting, each oriented to the north, ensuring plenty of natural sunlight.

The home includes three bathrooms, with the main bedroom enjoying the luxury of an en-suite bathroom.

Enjoy spacious living areas with soaring ceilings, creating an airy and inviting atmosphere.

Step...

### Features

**Pets Allowed** Yes

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 3  |
| Bathrooms    | 3  |
| Kitchens     | 1  |
| Recep. Rooms | 2  |
| Studies      | 2  |
| Furnished    | No |

#### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 2     |
| Carports / Parkings | 3     |
| Security            | Yes   |
| Dom. Accom.         | 1     |
| Pool                | No    |
| Views               | False |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 322m <sup>2</sup>   |
| Land Size  | 1,406m <sup>2</sup> |

#### Extras

Air Conditioner Boomed Area Breakfast Nook Carpets Covered Patio Electric Garage Garden Tiled Floors Burglar Bars Backup Water Courtyard Curtain Rails Dishwasher Connection Domestic Bathroom Out Buildings Electric Fencing Electric Gate Fibre Freestanding Gated Community Granite Tops Near Bus Service Open Plan Kitchen Pantry Patio Staff Quarters Domestic Rooms Sprinkler System Alarm System

