



### Roxzanne Odendaal

Non-Principal Property  
Practitioner  
Registered with PPRA  
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Pretoria  
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SOLE MANDATE

Web Ref RL44080



## R2,590,000

3 3 2

**Monthly Bond Repayment** R25,858.04

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R123,061.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R1,700

### Family home for sale

**\*\*For Sale: Enchanting 3-Bedroom Family Residence\*\***

Situated within a secure, gated community in a sought-after neighborhood, this charming family home offers generous living space throughout.

The open-plan kitchen is a chef's dream, featuring beautiful granite countertops and solid wooden cabinetry, thoughtfully designed for ample storage. It includes a spacious pantry and a separate scullery to keep your appliances organized, along with a cozy breakfast nook for casual dining.

A sizable study provides the perfect workspace, while all three bedrooms come with built-in cupboards and comfortable carpeting. Each room is oriented to the north, ensuring an abundance of natural light fills the space.

This home boasts three bathrooms, with the main bedroom enjoying the added luxury of an en-suite bathroom.

Experience expansive...

### 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

