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SOLE MANDATE

Web Ref RL49608



R3,300,000

4 3 2

**Monthly Bond Repayment** R32,946.54

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R197,688.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R2,500

Comfort, Convenience and Secure living

True Family Living in Maroelana – A Home with Heart and Soul

Perfectly positioned on the border of sought-after Hazelwood, and just a stone's throw from The Village, Forrest Walk, and Menlyn Mall – this charming home is a rare find that blends the grace of old-school character with the ease of modern updates.

Step into a space that feels like home. With 4 spacious bedrooms, 3 bathrooms, and a large, light-filled study that opens to a generous entertainment area, there's room for everyone to live, work, and play in harmony.

Whether you're hosting a lively weekend braai or enjoying a quiet morning coffee under the trees – this is a home that wraps around you. You'll even be greeted by the resident tortoises, who add their own slow and steady charm to the garden.

There's more: an outbuilding with 2 bedrooms, a kitchen, and a...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	No
Dom. Accom.	2
Pool	Yes
Views	False

#### Sizes

Floor Size	430m <sup>2</sup>
Land Size	1,487m <sup>2</sup>