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Web Ref RL40848



R3,300,000

 4  3  2

**Monthly Bond Repayment** R33,502.56

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R197,547.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R1,549

### 3 Bedroom House PLUS Flatlet – Lynnwood Ridge!

Relax In A Skillful Blend Of Family Comfort & Easy Living!

Situated within the Boomed Off Lynnwood Ridge, you will find this family home with huge amounts of potential.

The main house offers 3 spacious and sunny bedrooms, serviced by 2 well-maintained bathrooms upstairs, as well as a study.

On entry, one is impressed by the attention to style, detail and craftsmanship which gives you that old world charm.

The house has a grand entrance with high ceilings and skylights bringing in natural lights.

It has flowing extra spacious living areas which opens unto a louvre-roof patio overlooking the pool & fairytale garden.

Other great features: a flatlet, fireplace in lounge, pantry in kitchen, staff quarters, hobby room, braai area, borehole, double garage & carports. A 2025 sqm stand with approved subdivision.

Book your exclusive...

### 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	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	437m <sup>2</sup>
Land Size	2,050m <sup>2</sup>