



### Roxzanne Odendaal

Non-Principal Property Practitioner  
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Web Ref RL40383



## R2,780,000

5 3.5 2

**Monthly Bond Repayment** R28,223.36

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R140,287.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R2,000

### Stunning 5 Bedroom Family Home

Stunning 5-bedroom family home available for sale in a popular area in Moreleta Park!

This residence is ideal for entertaining guests or simply enjoying relaxing family days. It features open-plan living areas that seamlessly flow into a lush garden, complete with a sparkling pool and boma for outdoor gatherings.

The contemporary open plan kitchen boasts generous cupboard space, elegant granite countertops, large breakfast counter, double eye-level oven and touch plate stove. A separate scullery accommodates all your appliances, while a walk-in pantry provides extra room for a second fridge.

Four spacious living areas - Dining room, Tv room, lounge and indoor braai room.

A large study that comfortably fits 3 desks.

Five spacious bedrooms equipped with large windows allowing lots of natural light, built-in cupboards and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	400m <sup>2</sup>
Land Size	1,253m <sup>2</sup>

#### Extras

Alarm System Built In Braai Covered Patio Domestic Bathroom Out Buildings Eye Level Oven Fibre Freestanding Irrigation System Office Electric Fencing Breakfast Nook Built in Wardrobes Carpets Courtyard Domestic Bathroom Bathroom Electric Garage Electric Gate Garden Granite Tops Open Plan Kitchen Pantry Sprinkler System Staff Quarters Domestic Rooms

