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Web Ref RL40516



### R3,300,000

3 2.5 2

**Monthly Bond Repayment** R34,062.22  
Calculated over 20 years at 11% 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** R2,640 **Special Levy** R1,200

3-bedroom Freehold home in Waterkloof Ridge, Pretoria – TLC needed

Discover the perfect blend of comfort and security in this stunning 3-bedroom, 2-bathroom home situated in a sought-after boomed-off neighborhood.

#### Property Features:

Spacious Bedrooms – Three generous bedrooms with built-in cupboards, providing ample storage space.

Main Bedroom – Includes a private en-suite bathroom for added convenience.

Additional Bathroom - A full bathroom serves the other two bedrooms, complemented by a guest toilet for visitors.

Living Areas - Enjoy a formal lounge alongside a cozy family entertainment room, complete with a fireplace that keeps the entire house warm during chilly winter nights.

Kitchen - Fully equipped with abundant cupboard space and a separate scullery for your convenience.

Entertainment Ready - A large covered patio features a built-in braai area, overlooking a sparkling swimming...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	317m <sup>2</sup>
Land Size	1,488m <sup>2</sup>

#### Extras

Basin Bath Bath, Toilet and Basin Boomed Area Built In Braai Above Road Built in Wardrobes Covered Patio Domestic Bathroom Bathroom Common Toilet Driveway Double Parking En Suite Estate Electric Gate Domestic Bathroom Out Buildings Fireplace Garden Guest Toilet Scullery Sauna Freestanding Paveway Security Gate

