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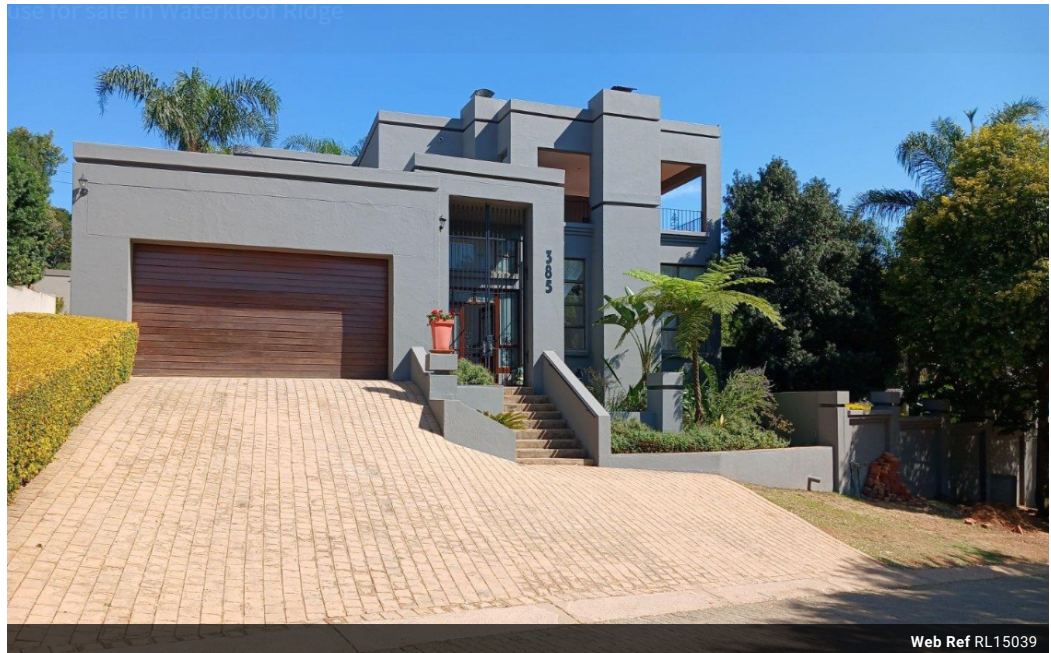
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Contact Harcourts Capital

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46 13th Street  
Menlo Park  
Pretoria  
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Web Ref RL15039



**R4,000,000**

3 4 2

**Monthly Bond Repayment** R41,287.54  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R281,050.00 **Bond Costs** R51,610.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,408 **Monthly Rates** R1,888

Exquisite Multi level house in the exclusive residence of Waterkloof Boulevard Estate

### NO TRANSFER DUTY

This extraordinary residence redefines opulent living with its multi-level design. Featuring exquisite attention to detail and a thoughtful layout, this home offers a lifestyle like no other. This unique residence spans multiple levels, providing space and flexibility to suit your every need. The lower level has a dining room and a living room with a patio and a braai where you can entertain your guests. The main bedroom is also on the same level with a full en-suite bathroom and cupboards. There is an extra cloakroom for your guests. There is a full kitchen with lots of cupboard space and enough room for your washing machine, tumble dryer, and other electrical equipment. The upper level has 2 bedrooms. One bedroom has an en-suite. The other bedroom is served by a second bathroom. On this level, there is also...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	300m <sup>2</sup>
Bathrooms	4	Carports / Parkings	2	Land Size	700m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	1		
Studies	1	Pool	No		
Furnished	No	Views	True		

