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Web Ref RL45367



R6,950,000

12 7 4

**Monthly Bond Repayment** R69,387.40

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R628,470.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R3,000

Spacious 12-bedroom house in prestigious Waterkloof Ridge, Pretoria—your dream home awaits!

Located in the prestigious Waterkloof Ridge neighborhood, this impressive 2,400 sqm property not only offers a prime location but also showcases breathtaking views and ample space!

**MAIN RESIDENCE:**

Upon entering the grand double doors of the main residence on the ground floor, you are greeted by an expansive open-plan living space designed for easy flow. To the left of the entrance, you will find a generous formal lounge, while a study is situated to the right. The large TV lounge opens up to the patio, braai area, and pool, complemented by a well-sized dining room. The modern kitchen boasts an abundance of beautiful cabinetry, stunning granite countertops, a gas stove, and a spacious scullery complete with stainless steel washing basins. The scullery also provides access to four garages.

On the ground floor, you will discover...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	12
Bathrooms	7
Kitchens	2
Recep. Rooms	5
Studies	7
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	6
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	800m <sup>2</sup>
Land Size	2,400m <sup>2</sup>

