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SOLE MANDATE

Web Ref NPP75374



### R3,700,000

**Monthly Bond Repayment** R38,190.97  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R245,882.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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**Monthly Rates** R2,507 **Special Levy** R650

### 5 Bedroom House - Family Living at its Best - Includes 2 Bed Flatlet!

An established and secure five bedroom home with a separate, two bedroom Flatlet is a rare find in the newly guarded Waterkloof. This house is a perfect blend of comfort and functionality. The generously sized bedrooms offer ample space, natural light and built-in closets. Two bathrooms, with the main en-suite. Spacious living and dining areas. The open-plan design allows for seamless flow, ideal for entertaining guests or enjoying time with loved ones. Comfortably large kitchen with lots of cupboard space, a separate laundry room, well maintained garden and covered patio, perfect for relaxing at the end of the day. It's truly a great place to live if you want to enjoy the best of both worlds, a tranquil environment without having to sacrifice your access to urban amenities.

The separate flatlet features 2 good sized...

### Features

Pets Allowed		Interior		Exterior		Sizes	
Yes		Bedrooms	3	Garages	3	Land Size	1,127m <sup>2</sup>
		Bathrooms	2	Carports / Parkings	1		
		Kitchens	1	Security	Yes		
		Recep. Rooms	2	Dom. Accom.	1		
		Furnished	No	Pool	No		
				Views	True		

### Extras

Laundry Built In Braai Alarm System Security Gate House Style: Lifestyle Views: Private  
Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area:  
Open Plan Kitchen: Original Outdoor Living Braai Area: Lighting Outdoor Living Braai Area:  
Power Outdoor Living Entertainment Area: Covered Outdoor Living: Garden Outdoor Living:  
Verandah Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Land  
Contour: Flat Condition: Good Water Supply: Town Supply Sewerage: Mains Kitchen: Separate  
Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Separate Shower Bedroom 2:  
Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe  
Main Bathroom: Bath

