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SOLE MANDATE

Web Ref RL15359



**R3,500,000**

 5  3  1

**Monthly Bond Repayment** R36,126.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,714.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,300

### 5 Bedroom House in Flamingo Vlei R3 700 000

Exclusive Sole Mandate - Your dream home awaits: spacious family living near the coast.

This impressive property in the sought-after Flamingo Vlei offers ample space featuring four spacious bedrooms, two modern bathrooms, and an inviting open-plan lounge with a cosy fireplace. The home also includes a separate large one-bedroom flatlet with its own entrance, presenting excellent dual-living potential or a lucrative rental opportunity. Set on a generous 1004m<sup>2</sup> erf, the property features a stunning, well-maintained garden, complete with vibrant landscaping and shaded seating areas, perfect for relaxation.

Additionally, the property is equipped with a well point and pump to ensure sustainable water access for gardening and reduce utility costs. Safety is prioritised with a fitted CCTV camera system. Located just minutes from...

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Garages	1	Floor Size	280m <sup>2</sup>
<b>Interior</b>		Carports / Parkings	10	Land Size	100m <sup>2</sup>
Bedrooms	5	Security	Yes		
Bathrooms	3	Pool	No		
Kitchens	1	Views	False		
Recep. Rooms	3				
Studies	1				
Furnished	No				