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Contact **Virtual Office**

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Loft Office 6
 The Woodmill Lifestyle Centre
 Vredenburg Road
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 7600



SOLE MANDATE

Web Ref RL15713



R2,999,000

 4  2.5  3

Monthly Bond Repayment R30,955.33
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R160,101.00 **Bond Costs** R42,185.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,950

Spacious Family Home with Bonus Flat – Two Homes in One!

Exclusive Sole mandate

Nestled in a quiet cul-de-sac, this beautiful 3-bedroom home + study offers comfort, space, and versatility. Perfect for families, it's within walking distance of Mikro Primary and De Kuilen High School and boasts a face brick exterior with low-maintenance aluminium window frames.

Main House Features:

3 large bedrooms with built-in cupboards.

2 bathrooms (main en-suite with shower, basin, and toilet; family bathroom with bath, shower, basin, and toilet).

Lounge & dining area – partly open-plan with a modern kitchen featuring a built-in stove and hob.

Separate scullery for extra convenience.

Sliding doors leading to a partly covered patio & swimming pool – perfect for entertaining.

Extra-large double garage with automated doors.

Bonus 80sqm Flat – Ideal for Rental Income or Extended Family!

Spacious...

Features

Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	2
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	3
Security	No
Pool	Yes
Views	False

Sizes

Floor Size	290m ²
Land Size	807m ²