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SOLE MANDATE

Web Ref RL15342



**R8,200,000**

 4  2  1

**Monthly Bond Repayment** R84,639.45  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R777,214.00 **Bond Costs** R80,035.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R5,006 **Monthly Rates** R3,400

### Discover Your Ideal Family Home at Val de Vie Estate

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Sole exclusive mandate

Long lease agreement in place – ideal for investors.

Welcome to your perfect family haven—a beautiful 4-bedroom home in the heart of Val de Vie Estate. This property not only promises a secure and welcoming environment but also offers a sound investment opportunity with a reliable tenant already in place for the next two years.

Situated in a prime location near Kliprug Gate, this family-friendly residence is just a stone's throw away from vibrant playparks, Lifestyle Gym, tennis courts, and the renowned Ryk Neethling Swim School, ensuring endless activities for both children and adults alike. The home features a spacious, fenced garden, making it an ideal space for pets to roam freely and for children to play safely.

Step inside to discover...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	188m <sup>2</sup>
Land Size	413m <sup>2</sup>