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SOLE MANDATE

Web Ref RL15366



**R2,890,000**

**Monthly Bond Repayment** R29,830.24  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R151,255.00    **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,480

 4     2     3

### Family home - 4 bedrooms with potential flatlet - Strubens Valley

Welcome to this beautiful face brick home, located in the established area of Strubens Valley. This 450-square-metre home boasts 4 bedrooms and 2 full bathrooms, offering an ideal blend of comfortable living.

The home features a welcoming open-concept layout, with large windows that flood the space with natural light. The lounge includes a charming fireplace, adding warmth and character, with elegant wooden doors leading to the stoep for seamless indoor-outdoor living with a lovely view of the surroundings – an ideal spot for morning coffee or evening relaxation.

The main lounge flows effortlessly into the family room and leads to a delightful jacuzzi room, creating a seamless layout ideal for hosting and relaxation. The kitchen, complete with granite countertops, ample cabinetry, and a scullery, is both functional and...

### Features

Pets Allowed		Interior		Exterior		Sizes	
	Yes	Bedrooms	4	Garages	3	Floor Size	450m <sup>2</sup>
		Bathrooms	2	Security	Yes	Land Size	1,205m <sup>2</sup>
		Kitchens	1	Dom. Accom.	1		
		Recep. Rooms	2	Pool	Yes		
		Studies	1	Views	True		
		Furnished	No				

