

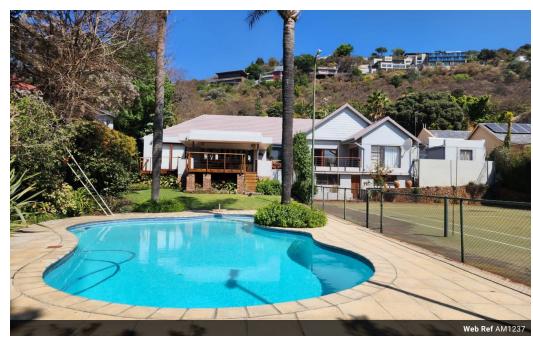


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Contact Amour Properties -Linksfield

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R3,400,000





Monthly Bond Repayment R35,094.41

Calculated over 20 years at 11% with no deposit.

Transfer Costs R208,547.00 Bond Costs R45,955.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R2,664.0

Opportunity knocks! Excellent position in superb boomed off area

The entrance seamlessly flows into a spacious, tiled lounge, dining room, and family area. The open patio and wooden decked covered patio provide a picturesque view of the sparkling pool and floodlit tennis court, creating an ideal space for relaxation and entertainment.

The well-fitted kitchen, complete with a breakfast bar and granite countertops, is complemented by a separate scullery equipped with provisions for a washing machine, dishwasher, and tumble dryer. A guest cloakroom adds to the convenience of this residence.

The secure bedroom section includes a fitted study, ensuring a conducive environment for work or study. There are four generously sized bedrooms, each adorned with laminated floors. The main bedroom boasts a dressing room and a private small lounge that opens onto the wood deck. Two full bathrooms, one of...

## Features

| Pets Allowed | Yes |                     |       |            |         |
|--------------|-----|---------------------|-------|------------|---------|
| Interior     |     | Exterior            |       | Sizes      |         |
| Bedrooms     | 4   | Garages             | 3     | Floor Size | 400m²   |
| Bathrooms    | 2.5 | Carports / Parkings | 4     | Land Size  | 1,860m² |
| Kitchens     | 1   | Security            | No    |            |         |
| Recep. Rooms | 2   | Dom. Accom.         | 2     |            |         |
| Studies      | 1   | Pool                | Yes   |            |         |
| Furnished    | No  | Views               | False |            |         |