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R3,500,000

**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** R2,800

3    2.5    2

Luxury living and modern elegance in a secluded, boomed cul-de-sac offering spectacular serenity

This home is a dream come true for those who love to entertain. The stunning, north-facing family residence is filled with warmth and invites you to move in and make it your own. The heart of the home is an expansive entertainment area that seamlessly flows out to a beautiful, sparkling pool, surrounded by a meticulously manicured garden. Inside, the open-plan layout effortlessly connects the lounge and dining areas with a gourmet eat-in kitchen, complete with a separate scullery, making it perfect for both casual family dinners and hosting guests.

The home features three generously sized bedrooms, including a luxurious master suite with its own en-suite bathroom. An additional bathroom and a guest loo provide comfort and convenience for the entire family. A domestic suite offers further practicality, while the double garage...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	360m <sup>2</sup>
Land Size	1,760m <sup>2</sup>

#### Extras

Alarm System Boomed Area Built In Braai Built in Wardrobes Covered Patio Driveway Electric Door Electric Garage Electric Fencing Electric Gate Flatlet Intercom Guest Toilet Landscaped Open Plan Kitchen Oven And Hob Perimeter Wall Scullery Staff Quarters Domestic Rooms