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Web Ref AM1494



R1,695,000

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**Monthly Bond Repayment** R17,495.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R54,739.00 **Bond Costs** R30,875.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,200

### Perfect double story Family Home in Orange Grove

Discover the ideal family home situated on a 495m<sup>2</sup> plot in the desirable neighborhood of Orange Grove. This charming residence offers a welcoming entrance hall that leads into a spacious, tiled open-plan lounge and dining room. French doors open to a private back garden, perfect for children to play or for entertaining guests.

The kitchen is well-equipped with ample cupboard space, catering to all your culinary needs. The home boasts three generous bedrooms, each with built-in cupboards. The main bedroom features an en-suite bathroom with a bath and shower, while a second family bathroom serves the remaining bedrooms.

Additional features include staff accommodation, automated garage doors providing two covered tandem parking spaces, and excellent security with an alarm system for peace of mind.

Don't miss the opportunity to...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	4
Security	No
Dom. Accom.	1
Pool	No
Views	True

#### Sizes

Floor Size	350m <sup>2</sup>
Land Size	495m <sup>2</sup>