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R1,399,000

**Monthly Bond Repayment** R14,440.32  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R40,587.00    **Bond Costs** R27,105.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R986



### MODERN ELEGANCE: 3 BED, 2 BATH HOME WITH A STYLISH COTTAGE

Nestled in the vibrant neighborhood of Orange Grove in Johannesburg, this impeccably designed 3-bedroom, 2-bathroom home epitomizes modern living with a touch of sophistication. Boasting contemporary features and thoughtful design elements, this property offers a comfortable and stylish lifestyle.

#### Key Features:

**Bedrooms:** Three spacious bedrooms featuring modern aesthetics and ample natural light. The master bedroom includes an en-suite bathroom and a walk-in closet, providing a private retreat within the home. All bedrooms are adorned with built-in cupboards, adding practicality to the chic design.

**Flooring:** Parquet flooring graces the bedrooms, adding warmth and charm, while the rest of the house is adorned with sleek and easy-to-maintain tiles, creating a seamless flow throughout.

**Kitchen:** The heart of the home, the...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	6
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	250m <sup>2</sup>
Land Size	495m <sup>2</sup>