



Debbie Noach  
0824506546  
debbie@amourproperties.co.za

Contact Amour Properties -  
Linksfield

010 0030049

P.O Box 92154  
Norwood  
2117



Web Ref AM1317



R2,200,000



**Monthly Bond Repayment** R22,708.14  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R89,947.00    **Bond Costs** R34,625.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,200

We bring you luxury living, in sought after area

Spacious north facing home, with a thatched lapa for entertaining overlooking the well maintained lush garden. Large gourmet eat-in kitchen with granite tops, place for appliances and lots of cupboard space.

The front door of the home leads into an open-plan dining room and lounge area and then into a modern kitchen with center island and granite counter tops. The kitchen flows outside, through double French doors, to a pretty courtyard and to the back garden with 2 wooden, storage sheds.

The house has 3 good size bedrooms and a study which leads to the main (3rd) bedroom with en-suite bathroom, this bedroom has French doors that lead out to the garden.

There is a good size cottage which has a full kitchen, a bedroom, lounge and bathroom and it's own parking, entrance and storage shed. There is a double carport and extra...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Carports / Parkings	6
Security	No
Pool	No
Views	False

### Sizes

Floor Size	300m <sup>2</sup>
Land Size	1,073m <sup>2</sup>

### Extras

Alarm System Bath Toilet and Basin Built in Wardrobes Burglar Bars Breakfast Nook Closed Circuit TV Carport Driveway Electric Fencing Flatlet Electric Gate