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SOLE MANDATE

Web Ref AM1446



R2,750,000

**Monthly Bond Repayment** R28,385.18  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R137,887.00    **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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### Designer Family Home with Space and Sophistication

Wow! What a find! This stylish home lends itself to stylish living in the lap of luxury.

The Kitchen, with a separate scullery is befitting for a Master-chef. The kitchen is open plan creating a seamless flow into the dining room and lounge with built in bar which flows onto a magnificent covered patio where one can continue partying or entertaining. The patio overlooks the sparkling pool and Jacuzzi.

4 Bedrooms, 3 bathrooms (main-en-suite and 2nd en-suite). Master suite has His and Hers dressing rooms. Built in cupboards in the other bedrooms.

Domestic Accommodation, Double Automated Garage, Plenty of Secure parking for guests.

BONUS - Cottage fit for mom and dad or great income producing as it is totally self contained with an open plan eat in Kitchen, lounge, dining room, bedroom, bathroom and patio.

Additionally...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	6
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Land Size	1,004m <sup>2</sup>
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#### Extras

Built-in Wardrobes Walk-in Closet Alarm System Burglar Bars Cooling Fans Driveway Closed Circuit TV Dishwasher Connection Electric Garage Electric Gate Electric Fencing Extractor