



**Debbie Noach**  
0824506546  
debbie@amourproperties.co.za

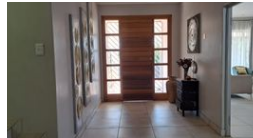
Contact Amour Properties -  
Linksfield

010 0030049

P.O Box 92154  
Norwood  
2117



Web Ref RL114



R3,000,000

 4  3  2

**Monthly Bond Repayment** R30,965.65

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R160,211.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R2,000

Too good to miss!!! This house has it all, and more!

The property features two spacious and cozy reception rooms, a stunning eat-in kitchen with granite countertops, loads of built in cupboards and place for appliances.

Four north-facing bedrooms, two recently renovated bathrooms (main en suite).

Additionally, there is a versatile family room that can also function as a home office or income producing cottage.

Outside, there's a beautifully landscaped garden with a swimming pool and a covered patio, perfect for outdoor entertaining. Additional amenities include a domestic suite, a double automated garage, ample secure visitors' parking, and state-of-the-art security systems for peace of mind.

This fantastic family residence is conveniently located just moments away from top schools, places of worship, major highways and many other amenities.

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	6
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Land Size	1,338m <sup>2</sup>
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