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SOLE MANDATE

Web Ref AM1247



R2,300,000

Monthly Bond Repayment R23,740.33
Calculated over 20 years at 11% with no deposit.

Transfer Costs R98,138.00 **Bond Costs** R36,530.00

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

Monthly Rates R1,488

 4  2.5  2

Opportunity knocks! Excellent position in superb Sydenham East

This well built family offers a perfect flow from the well appointed gourmet eat-in kitchen with granite tops gas stove, place for appliances, walk-in pantry to the family room with bar counter. Dining room and lounge with fireplace and skylights, well maintained parquet flooring. 4 large bedrooms with lots of cupboard space, 2.5 bathroom, main bedroom en-suite and with private study. 2 bonus-income producing cottages, double automated garage plus ample parking space for your visitors. State of the art security, landscaped garden and sparkling pool, Inverter system, CCTV and electric fence and its close to all amenities.

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	4
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

Sizes

Floor Size	350m ²
Land Size	995m ²

Extras

24 Hour Access 24 Hour Response Alarm System Auto Cleaning Equipment Bar Counter
Breakfast Nook Built in Wardrobes Burglar Bars Closed Circuit TV Dishwasher Connection
Electric Fencing Electric Garage Electric Gate Fireplace Flatlet Entrance Hall