



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

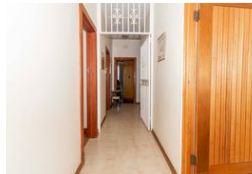
Contact Amour Properties -  
Linksfield

010 0030049

P.O Box 92154  
Norwood  
2117



Web Ref AM1250



R1,700,000



**Monthly Bond Repayment** R17,547.20  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R55,039.00    **Bond Costs** R30,875.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,200

### Discover Your Dream Home in a Prime Location!

This meticulously cared-for residence in a sought after area, brimming with untapped potential, boasts an expansive open-concept living and dining area that seamlessly flow onto a covered patio affording stunning views of the immaculately landscaped garden.

The generously proportioned kitchen offers abundant cupboard space and designated areas for your appliances.

Four inviting bedrooms, bathed in natural light and featuring laminated flooring, provide comfortable living. Three well-appointed bathrooms include en-suite facilities in both the master and second bedroom.

Additional amenities comprise one domestic lodging, a single-car garage, and ample guest parking.

The property enjoys proximity to schools, places of worship, shopping centers, and all essential conveniences.

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	300m <sup>2</sup>
Land Size	990m <sup>2</sup>

#### Extras

Alarm System Bath Toilet and Basin Built in Wardrobes Burglar Bars Carpets Covered Patio  
Dishwasher Connection Electric Gate Garden Laminated Floors