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R2,550,000

**Monthly Bond Repayment** R26,320.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R119,720.00    **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 4     2.5     2

### North-Facing Dream Home - Modern Cluster-Style Living

Discover the home that dreams are made of! This stunning, modern, cluster-style residence offers luxurious living with its exceptional design and no levies. With four north-facing bedrooms bathed in natural light, this property ensures warmth and brightness throughout. The main bedroom features a walk-in dressing room and sliding doors that open to the inviting pool area, offering a seamless blend of indoor and outdoor living. With two bathrooms, including a main en-suite, comfort and convenience are at the forefront of this design. Additionally there is a guest toilet.

Step into a culinary haven with the magnificent kitchen, complete with a separate scullery for added convenience. The petite garden and fenced pool with a cover provide a perfect setting for relaxation and play. Enjoy the ease of a double automated garage with...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Land Size	496m <sup>2</sup>
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#### Extras

Built In Bar Built in Wardrobes Closed Circuit TV Covered Patio Electric Door Electric Fencing  
Extractor Fan Fenced Pool Garden Gas Hob Intercom Perimeter Wall Scullery Sliding Doors  
Special Doors Linen Room Security Gate Staff Quarters Domestic Rooms Entrance Hall Gas  
Oven Open Plan Kitchen Totally Walled Walk In Closet Washing Machine Connection North  
Modern