



Debbie Noach  
0824506546  
debbie@amourproperties.co.za

Contact Amour Properties -  
Linksfield

010 0030049

P.O Box 92154  
Norwood  
2117



SOLE MANDATE

Web Ref AM1533



R2,799,000

**Monthly Bond Repayment** R28,890.95  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R141,807.00    **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 4     2.5     2

Entertainers Dream - The best of indoor, outdoor living in sought after Sydenham.

This stunning north-facing home offers a perfect blend of elegance and comfort, featuring three spacious reception rooms and a covered patio that overlooks a lush garden and a sparkling pool.

The well-appointed gourmet kosher kitchen is fitted with granite countertops and includes a separate scullery, ensuring both style and practicality. Designed for family living, the home boasts four bright and airy bedrooms, along with three modern bathrooms, including a luxurious main en-suite.

Additional features include a domestic suite, 2 x single automated garages, and secure parking for up to 4 cars. Ideally situated, this home is conveniently close to top-rated schools, places of worship, major highways, and a variety of essential amenities, offering both convenience and a prime location.

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1.5
Recep. Rooms	3.5
Furnished	No

### Exterior

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

### Sizes

Floor Size	300m <sup>2</sup>
Land Size	995m <sup>2</sup>

### Extras

Pantry Alarm System Scullery Granite Tops Electric Gate Electric Fencing Electric Garage Burglar Bars Entrance Hall Sliding Doors Security Gate