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R3,720,000

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**Monthly Bond Repayment** R37,766.52

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R248,082.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,438

### Modern Family Living Meets Investment Potential! 5-Bedroom Home with Stylish Renovated Flatlet

Family Comfort, Flexibility & Security in Sought-After Vredeklloof!

This spacious 5-bedroom home in the heart of Vredeklloof, Brackenfell offers the perfect blend of modern comfort, practical living, and future potential—ideal for first-time buyers or growing families.

Step inside to discover four well-sized bedrooms with built-in cupboards, including a main suite with walk-in closet and en-suite bathroom. A second full bathroom ensures everyday convenience for the whole family.

A practical kitchen with plenty of cupboard space connects seamlessly to the living space, complete with a cozy dining nook and a tucked-away scullery. The living area features a built-in braai—great for entertaining friends and family.

Remote or hybrid worker? You'll love the dedicated office with direct access to the patio and large backyard, offering...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	286m <sup>2</sup>
Land Size	1,125m <sup>2</sup>

