



**Corrie Bothma**  
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134 Edward Road  
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SOLE MANDATE

Web Ref RL46833



### R4,995,000

4 3 2

**Monthly Bond Repayment** R50,710.69

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R401,795.00 **Bond Costs** R61,035.00

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

**Monthly Rates** R1,580

### Spacious Family Home with Income Potential, Pool & Entertainment Patio

\*Exclusive Mandate\*

This sunny and spacious three bedroom family home offers the perfect balance of comfort, space, and functionality. Featuring open-plan living areas that flow to a large undercover patio and sparkling pool, plus a fourth bedroom with its own entrance and kitchenette, ideal for extra income or a private guest suite. A home filled with warmth, light, and practical extras in every corner!

Step into this inviting and well-loved family home, designed for easy living and effortless entertaining! The welcoming entrance hall leads you to the formal lounge, perfect for relaxed evenings or a quiet retreat. The open-plan kitchen, dining, and living area is bright and spacious, creating the central hub of the home and flow seamlessly onto a large undercover patio with a built-in braai! This is your happy place for ...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	230m <sup>2</sup>
Land Size	1,088m <sup>2</sup>

