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NEW



Web Ref RL49180



R3,650,000

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**Monthly Bond Repayment** R36,440.87

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R240,523.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,171

### Spacious Home with 2-Bedroom Flat – Perfect for Dual Living

Located in the sought-after Loucharmante, this property offers the ideal setup for dual living – perfect for extended family or generating rental income.

The main house features 3 bedrooms, including a main bedroom with an en-suite bathroom, plus a modern family bathroom. The open-plan kitchen is both stylish and functional, boasting a gas hob, ample cupboard space, and a seamless flow to the living areas. Enjoy year-round entertaining with an indoor braai, a heated swimming pool, and a convenient irrigation system to keep the garden lush. For extra security, there is CCTV cameras .

The separate flat offers 2 bedrooms, with the main bedroom featuring an en-suite bathroom, a modern kitchen, and a separate laundry. It also includes its own double garage and a beautifully designed courtyard, ensuring privacy and comfort.

This...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	4
Kitchens	2
Recep. Rooms	2
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	478m <sup>2</sup>
Land Size	821m <sup>2</sup>