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SOLE MANDATE

Web Ref RL41403



### R2,625,000

3 2 1

**Monthly Bond Repayment** R26,649.76

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R127,887.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R1,444

### Modern Family Home with Spacious Rooms and Excellent Accessibility

Exclusive Mandate -This beautifully presented home offers a perfect blend of modern design, convenience, and comfort, ideally suited for families and individuals seeking easy living. Located in a family-oriented neighborhood, this property boasts spacious, well-lit rooms throughout, creating a welcoming atmosphere.

With wheelchair-friendly features, the home is designed for ease of access and mobility, ensuring comfort for everyone. The low-maintenance garden is perfect for outdoor relaxation without the hassle of constant upkeep, while still offering ample space for family gatherings or playtime.

Whether you're enjoying the spacious living areas, spending time in the garden, or feeling confident in your home's safety, this property offers everything a modern family could need.

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	3
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	260m <sup>2</sup>
Land Size	595m <sup>2</sup>

#### Extras

Built in Wardrobes Electric Door Carport Curtain Rails En Suite Entrance Hall Fibre Freestanding Patio Open Plan Room Tandem Parking Security Gate Walk In Closet

