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### R8,350,000

6 4 2

**Monthly Bond Repayment** R86,187.73

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R793,714.00 **Bond Costs** R80,035.00

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

**Monthly Levy** R3,000 **Monthly Rates** R4,099

### Sought after Welgedacht Estate

Welgedacht Estate stands as a premier residential enclave within the Northern Suburbs, renowned for its abundance of parks and expansive open spaces, catering specifically to families. Residents can indulge in serene strolls amidst picturesque surroundings or partake in leisurely picnics beneath the canopy of mature trees. The estate's permanent coffee station provides a delightful retreat for residents to savour freshly brewed beverages and treats. This elegant family residence positioned ontop a scenic hill, offers panoramic views extending across the valley and into the adjacent forest.

5 generous bedrooms, 3 bathrooms, 2 studies, and a separate income-generating cottage with a kitchenette and bathroom.

Upon entry through the foyer, a flight of stairs leads into the heart of the home. The grand formal lounge welcomes...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Studies	2
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	400m <sup>2</sup>
Land Size	1,084m <sup>2</sup>

#### Extras

Alarm System Security Estate Fenced Pool Fibre Built In Braai Air Conditioner Balcony Electric Garage En Suite

