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Web Ref RL36785



### R2,900,000

4 2 1

**Monthly Bond Repayment** R29,933.46  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R152,055.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,450

### Charming Family Home in the Western Cape – A Renovation Opportunity with Great Potential

This charming family residence presents an excellent renovation opportunity for those eager to infuse their personal style into a property. Nestled in a peaceful cul-de-sac yet conveniently situated near local amenities, this home strikes a perfect balance between comfort and potential.

On the ground floor, you'll discover inviting living spaces, featuring an open-plan kitchen and living area adorned with tasteful tiles for easy maintenance and a harmonious flow of natural light. Two spacious bedrooms boast beautiful wooden floors, adding warmth and character throughout the home. The well-appointed bathroom comes equipped with both a shower and a bath, catering to the needs of the entire family. Additionally, a versatile fourth room can function as an extra bedroom, study, or home office, making it ideal for remote work or...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	175m <sup>2</sup>
Land Size	594m <sup>2</sup>

#### Extras

A\_Frame Loft Alarm System Bar Counter Bath, Toilet and Basin Breakfast Nook Built In Braai Built in Wardrobes Carport Covered Patio Blinds Extractor Fan Freestanding Cul\_De\_Sac Garden Oven And Hob Guest Toilet Double Storey Driveway Separate Toilet Splash Pool Tiled Floors A\_Frame Style

