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SOLD

SOLE MANDATE

Web Ref RL22743



### R8,850,000

**Monthly Bond Repayment** R91,348.67  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R848,714.00    **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

4    3    6

Location !!! Opportunities Galore

EXCLUSIVE SOLE MANDATE (Please don't contact the seller, phone me directly if you have a buyer, commission negotiable)

Welcome to this stunning listing! Step into comfortable living with this open plan kitchen featuring granite tops and an electrical stove/hob, complete with a scullery and pantry for added convenience. With distinct entertainment spaces, one with a bar and the other an expansive indoor braai, you can host guests in style. For those balmy summer evenings, the sliding doors open fluidly to the Lapa with built-in grill and swimming pool.

The double garage offers direct access to the main house for added security and ease. Additionally, a spacious flatlet awaits, boasting two bedrooms, a kitchenette, a cozy lounge area, and an un-suite bathroom.

The main house features three bedrooms, each with built-in...

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Garages	6	Floor Size	435m <sup>2</sup>
<b>Interior</b>		Security	Yes	Land Size	4,012m <sup>2</sup>
Bedrooms	4	Pool	Yes		
Bathrooms	3	Views	True		
Kitchens	1				
Recep. Rooms	2				
Studies	1				
Furnished	No				

