



**Corrie Bothma**  
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Contact Harcourts Dunn

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UNDER OFFER



SOLE MANDATE

Web Ref RL40247



R2,995,000

**Monthly Bond Repayment** R30,914.04

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,661.00

**Bond Costs** R42,185.00

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

**Monthly Rates** R991.9



3



2



2

Charming family home, perfect for entertaining!

Exclusive mandate. Viewings by appointment only!

Welcome to this exceptional 3-bedroom home in the sought-after Langeberg Ridge, where comfort, style, and entertainment come together effortlessly. Designed for modern living, this home offers a warm and inviting atmosphere with unique wood-finished ceilings that add character and charm. The spacious layout with sleek laminate and tile flooring, create a perfect flow for both relaxation and entertaining.

The dedicated braai room is ideal for hosting friends and family, while the cozy fireplace ensures warm and memorable winter evenings. This charming country-style kitchen is the heart of the home, offering warmth, character, and practicality. Featuring a gas stove for effortless cooking and an abundance of cupboards for all your storage needs, this kitchen is as functional...

### Features

#### Pets Allowed

Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	239m <sup>2</sup>
Land Size	525m <sup>2</sup>

