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SOLE MANDATE

Web Ref RL38500



### R2,499,000

3 2 1

**Monthly Bond Repayment** R25,794.39  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,640.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R150 **Monthly Rates** R1,200

Charming Low-Maintenance Home in Uitzicht Perfect for First-Time Buyers and Downsizeers!

Nestled in the peaceful and sought-after neighborhood of Uitzicht, this delightful freestanding home is the perfect blend of modern convenience and easy living. Whether you're a first-time buyer looking to settle into a welcoming community or a retiree seeking a comfortable, low-maintenance space, this home has everything you need.

What This Home Offers:

- Three Well-Sized Bedrooms – Providing comfort and flexibility to suit your lifestyle.
- Two Modern Bathrooms (Main Ensuite) – Thoughtfully designed for ease and privacy.
- Light-Filled Open-Plan Living Area – A spacious and airy layout, ideal for everyday living and entertaining.
- Direct-Access Garage – Hassle-free entry straight into your home.
- Outdoor Entertainment Area & Pool – Enjoy relaxed braais with family and friends while cooling off in your own private swimming...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size 112m<sup>2</sup>  
Land Size 382m<sup>2</sup>

