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UNDER OFFER



SOLE MANDATE

Web Ref RL35793



R4,295,000

**Monthly Bond Repayment** R44,332.49  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,291.00    **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,309    **Monthly Rates** R1,637

4    3.5    2

### 4 Bedroom Entertainers' Haven for Sale in Coveted Security Estate!

Arguably the best residence within the entire estate, this spacious double-storey home is located in the prestigious Arena North manned security village, offering luxurious living and modern convenience.

Key Features:

- 4 Well-Sized Bedrooms
- 3.5 Neatly Tiled Bathrooms:
  - Full main en-suite
  - Full family bathroom
  - Secondary en-suite with shower
  - Convenient guest loo downstairs
- Open-Plan Lounge and Dining Areas with seamless flow to a covered patio, perfect for entertaining.
- Charmina Country-Style Kitchen with gas hob and ample cupboard space.

### Features

Pets Allowed		Exterior		Sizes	
Interior	Yes	Garages	2	Floor Size	229m <sup>2</sup>
Bedrooms	4	Carports / Parkings	3	Land Size	222m <sup>2</sup>
Bathrooms	3.5	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				

