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## 3 Bedroom Cluster Sold in Erand Gardens



**R1,998,000**

🛏 3 🚿 2.5 🚗 2

**Monthly Bond Repayment** R20,284.27

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R75,086.00

**Bond Costs** R32,760.00

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

**Monthly Levy** R1,900

**Monthly Rates** R1,020

### 3 bedroom full title cluster with swimming pool & back-up power supply - Sumatra, Erand Gardens

This Balinese inspired home is located in a full title cluster called Sumatra. The home is equipped with a full back-up power supply (inverter, battery & solar panels) which eliminates load shedding. This quaint home is well suited for young families seeking a secure & low maintenance property. The home offers the following features :

- 3 well sized bedrooms, all of which are fitted with laminated wooden flooring and built in cupboards.
- 2 neat full bathrooms as well as a downstairs guest loo. The master bedroom provides an en-suite bathroom.
- A sunlit TV/family lounge provides space for a 3 piece lounge suite.
- An open plan dining area is positioned off of the kitchen and provides space for an 8 seat dining table.
- The kitchen is finished with granite counter tops and provides a serving hatch to the dining area....

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	168m <sup>2</sup>
Land Size	301m <sup>2</sup>

#### Extras

Balinese Wood Window Electric Garage Double Storey Granite Tops Tiled Floors Splash Pool  
Patio Garden North Security Complex Laminated Floors

