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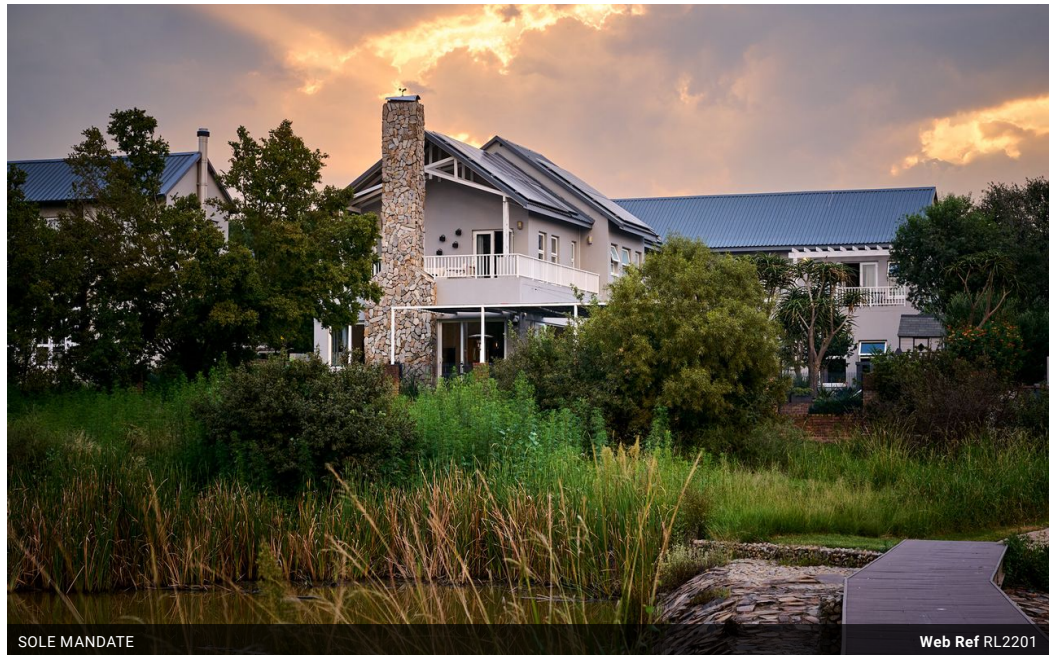


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SOLE MANDATE

Web Ref RL2201



**R13,999,000**

**Monthly Bond Repayment** R142,121.90

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,456,884.00 **Bond Costs** R103,785.00

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

**Monthly Levy** R4,960

5 5.5 3

### SOPHISTICATED LIVING – A FIVE-BED FAMILY HOME IN PRIME POSITION

This immaculate home is spacious and modern, with fine finishes that emphasize a luxurious lifestyle. In a superior location, the home is on a greenbelt overlooking a dam, in a quiet corner of the Country Estate. Rock feature walls balance the pale grey and white palette, with sections of the home featuring pitched ceilings with exposed timbers. The lush, manicured garden with trickling water features at the entrance, wraps itself around the home, merging with the natural green beyond.

The frosted glass front doors lead into a bright, double volume entrance hall. To the left, the large study is quiet and private, opening to the garden. With a shower en-suite, this space can double as a guest suite, if needed. Solid wood floors in muted chestnut brown tones here and throughout the home create a perfect balance for the abundant...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	5.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	587m <sup>2</sup>
Land Size	1,150m <sup>2</sup>

#### Extras

Air Conditioner Cooling Fans Fireplace Inverter Solar Panels Backup Water Underfloor Heating Heat Pump

