



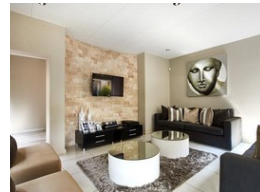
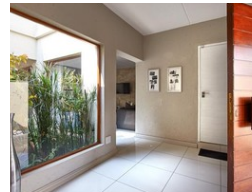
**Steven McLaren**  
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## 3 Bedroom Cluster Sold in Sunninghill



**R3,299,000**

3 2.5 2

**Monthly Bond Repayment** R33,492.40

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R197,437.00 **Bond Costs** R45,955.00

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

**Monthly Levy** R2,000 **Monthly Rates** R1,000

### 3 Bedroom full title cluster with staff accommodation in Mont Pellier Estate (Sunninghill)

This beautiful home is located in one of the most sought after estates in Sunninghill, Mont Pellier Estate. The estate is located in the heart of Sunninghill and offers easy access to major surrounding routes and area facilities.

The property is in immaculate condition and well suited for a young family. The property offers :

- 3 Spacious bedrooms all of which offer laminated wooden flooring and built in cupboards. The main bedroom offers a fitted air conditioner as well as french doors leading out to the private garden.
- 2 Immaculate full bathrooms as well as a separate guest toilet all of which have been renovated with modern finishes.
- The living space of the property consists of a sunlight TV lounge with underfloor heating as well as a separate dining area located off of the kitchen. Both the TV lounge...

### Features

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	No

#### Sizes

Floor Size	245m <sup>2</sup>
Land Size	520m <sup>2</sup>

#### Extras

Full alarm system including garden beams

