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UNDER OFFER



Web Ref KRL315



R5,250,000

3 2 2

**Monthly Bond Repayment** R52,414.94

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R435,478.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R1,538 **Monthly Rates** R1,375

### NORTH FACING 3 BEDROOM HOME IN SPLENDID POSITION

View and secure NOW this spectacular 3 bedroom home in popular Kraaibosch Manor Estate. An exceptional opportunity.

A spacious home situated on a reasonable 649m2 stand allows for adequate room for the landscaped garden and also a home built just about to the maximum allowable coverage for this plot.

Several features add value to this home distinguishing it clearly from the average specbuild home often found. This home is everything but that given the fact that the current Owners developed this home with careful consideration towards practical living.

Valued additions include blinds to all windows, an already established expensive garden, a complete solar system including batteries, panels and an inverter, an increased wall plate height for extra volume and doors above average height also, a stainless steel built in braai...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	12
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	245m <sup>2</sup>
Land Size	649m <sup>2</sup>