



**Johann Cronje**  
082 953 7120  
johann@kpsgardenroute.co.za

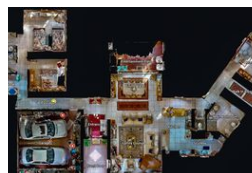
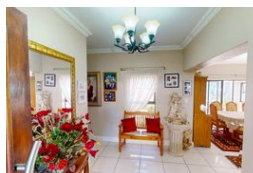
Contact Garden Route

086 1778877

Regus Office  
Shamrock Building 2nd Floor  
97 York Street  
George  
6530



Web Ref KRL348



**R4,995,000**

3 3 2

**Monthly Bond Repayment** R50,710.69

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R401,795.00 **Bond Costs** R61,035.00

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

**Monthly Levy** R1,628 **Monthly Rates** R1,549

## VALUE FOR YOUR BUCK - SIZE MATTERS IN KRAAIBOSCH MANOR

View and secure promptly this large family home in Kraaibosch Manor Estate.

A large corner stand allows the opportunity for this home to emphasize the importance of everything on the same level.

Aside from the small 170mm step into the entertainment area, this home represents a single storey lay-out with all bedrooms offering a Northern face thus optimal natural sunlight and fenestration.

The bedrooms are oversized and feature more than the average number of built in cupboards whilst each bedroom has the pleasure of it's own allocated bathroom.

A separate study provision towards the West side of the house is a valued attribute.

Two of the 3 bedrooms have doors leading onto the patio and garden respectively - also something that is often not designed into modern day homes.

The 3D tour enclosed with this advertisement is a...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

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

### Sizes

Floor Size	330m <sup>2</sup>
Land Size	913m <sup>2</sup>