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R1,680,000

3 2 2

**Monthly Bond Repayment** R17,340.76

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R53,839.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R1,220

### Charming 3-Bedroom Family Home in Quiet, Sought-After Area Near Magalies Mountain

This impeccably maintained 3-bedroom home offers comfort, style, and functionality in a peaceful, well-established neighborhood. Boasting two spacious living areas, a dedicated study, and two modern bathrooms, this property is ideal for families or professionals working from home.

The interior features attractive laminated flooring throughout, while the heart of the home includes a kitchen equipped with a gas hob and a solar geyser for energy efficiency. A double garage provides secure parking, and the home is equipped with a comprehensive alarm system for added peace of mind.

Step outside to enjoy the inviting lapa with a built-in fireplace—perfect for entertaining all year round. The home is north-facing, allowing for natural light and warmth, and is conveniently located close to shops and the scenic Magalies Mountain...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	220m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	1,100m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	3	Pool	No		
Studies	1	Views	False		
Furnished	No				

#### Extras

Alarm System Bath, Toilet and Basin Cooling Fans Dishwasher Connection Double Parking  
Electric Gate En Suite Eye Level Oven Fireplace Gas Hob Laminated Floors