

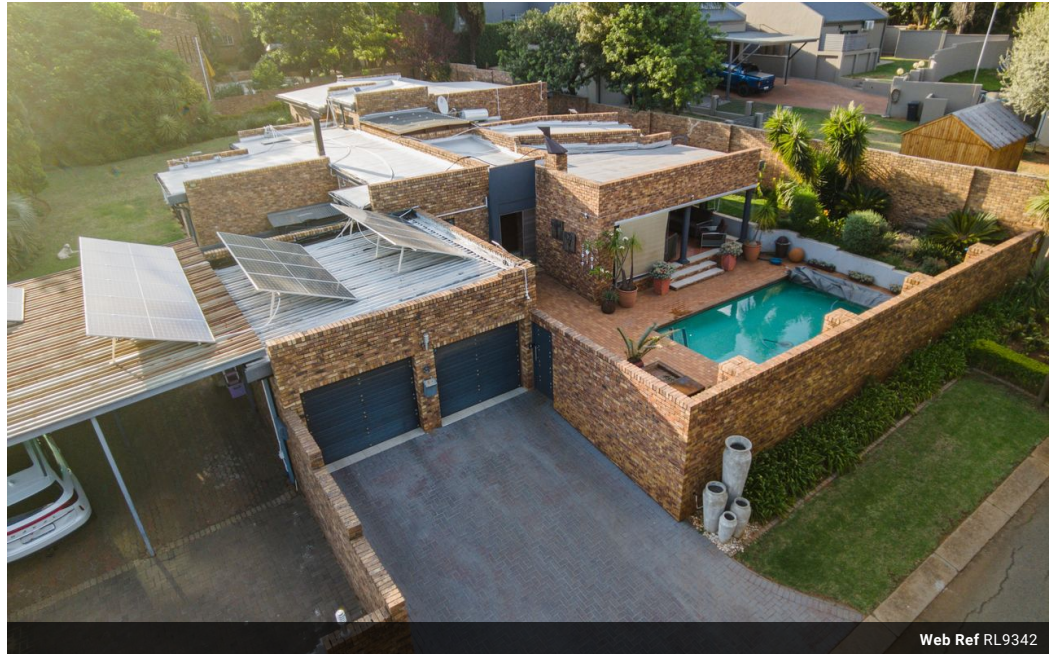


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### R3,349,000

4   
 3   
 2

**Monthly Bond Repayment** R34,567.99

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R202,937.00    **Bond Costs** R45,955.00

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

**Monthly Rates** R1,500

House in a boomed off area in Eldoraigne

Welcome to this spacious 1313m<sup>2</sup> stand located in the highly desirable Eldoraigne, within an access-controlled community. This immaculate home features four generous bedrooms, all equipped with built-in cupboards, and two of the rooms benefiting from air-conditioning for added comfort.

**\*Bathrooms:\***

- 1 En-suite featuring a large shower
- 1 Full bathroom with both a bath and shower
- 1 Guest toilet

**\*Living Areas:\***

- Inviting lounge complete with a cozy fireplace and air-conditioning
- Elegant dining room, perfect for family gatherings
- Separate TV room, providing privacy for relaxation
- Dedicated study room, ideal for remote work or reading

**\*Kitchen:\***

Generously sized with a water filter system and a gas stove, perfect for culinary enthusiasts.

### Features

**Pets Allowed** Yes

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 4  |
| Bathrooms    | 3  |
| Kitchens     | 1  |
| Recep. Rooms | 3  |
| Studies      | 1  |
| Furnished    | No |

#### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 2     |
| Carports / Parkings | 4     |
| Security            | Yes   |
| Pool                | Yes   |
| Views               | False |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 415m <sup>2</sup>   |
| Land Size  | 1,313m <sup>2</sup> |