



**Nadia Chetty**  
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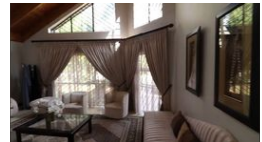
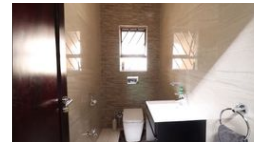
Contact Choprop Sales

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146 Willem Botha Street  
Wierda Park  
0157



Web Ref RL31499



**R5,999,000**

 4
  3
  2

**Monthly Bond Repayment** R59,892.81

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R517,868.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R1,500 **Monthly Rates** R2,034

## TIMELESS ELEGANCE MEETS MODERN COMFORT IN CLAUDIUS ESTATE

Step into this stunning 4 bedroom home, where classic charm and spacious living blend seamlessly. With its impressive facebrick and cladding front facade, beautifully designed interiors, and expansive rooms, this home is perfect for those seeking a serene retreat, or a vibrant family home ...But wait...there's more, the home is situated within the superbly secure Claudius Estate, with the Al Asr Masjid, Padel Courts and Community Park, literally 'round the corner.

### Upstairs

An exquisite master suite boasting built-in-cupboards and an impressive walk-in-dressing room, as well as 2 additional bedrooms sharing a majestic-sized family bathroom.

All 3 air-conditioned bedrooms feature walk-out access to a vast balcony overlooking the rock pool and patio. Perfect for relaxation, the balcony provides a seamless transition to the...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	9
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	839m <sup>2</sup>
Land Size	880m <sup>2</sup>