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SOLE MANDATE

Web Ref RL31488



**R2,095,000**

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**Monthly Bond Repayment** R21,269.05

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R83,647.00 **Bond Costs** R34,625.00

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

**Monthly Rates** R1,067

## Spacious Family Home with Exceptional Features in Heuveloord!!!

Make this investment opportunity yours to own today!!!

Welcome to this charming and spacious free-standing property nestled in the heart of Heuveloord – perfect for families seeking comfort, space, and top-tier amenities.

As you enter, you're welcomed by an elegant entrance hall that sets the tone for this well-designed home. To the left, a private lounge with a ceiling fan offers a serene retreat, while directly opposite you'll find a versatile study or home office – ideal for remote work or focused study.

Step up into the inviting TV room and adjoining dining area, both boasting warm laminate flooring and a cozy fireplace – perfect for entertaining or relaxed family evenings. This space flows seamlessly into an expansive chef's kitchen, equipped with both a gas and electric stove, granite countertops, a breakfast nook, and...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	5
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	4
Security	No
Pool	Yes
Views	True

### Sizes

Floor Size	283m <sup>2</sup>
Land Size	1,000m <sup>2</sup>

### Extras

Electric Fencing ADSL Freestanding Air Conditioning Unit Alarm System Lapa Secure Parking  
Accommodation Fenced Pool Storeroom Anthracite Linen Room