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146 Willem Botha Street  
Wierda Park  
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Web Ref RL9527



**R2,699,900**

3 2 2

**Monthly Bond Repayment** R27,410.17

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R133,879.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R1,400 **Monthly Rates** R2,550

### SAFE AND SECURE!

This spacious cluster is well located within the Estate in Sunninghill Gardens comprises of 3 bedrooms 2 bathrooms ( main en-suite), a modern fully functional kitchen with plenty of built-in cupboards, open-plan living areas that leads onto a stunning patio facing the sparkling swimming pool on a beautifully manicured garden.

The family home is built for open plan living with the rooms secured safely within the property. There are aircons in the main bedroom and lounge area. Contains a large private parking area for visitors. The well-manicured garden surrounding this property flows onto a pool which parades a braai area and pizza oven. It is one of the estates with the lowest levy. Other features include:

- Outside storage room (9m2)
- Inside laundry cupboard
- Neat and spacious double garage

Extras that will...

### Features

| Pets Allowed |    | Yes                 |     | No        |       |
|--------------|----|---------------------|-----|-----------|-------|
| Interior     |    | Exterior            |     | Sizes     |       |
| Bedrooms     | 3  | Garages             | 2   | Land Size | 520m² |
| Bathrooms    | 2  | Carports / Parkings | 5   |           |       |
| Kitchens     | 1  | Security            | Yes |           |       |
| Recep. Rooms | 2  | Pool                | Yes |           |       |
| Furnished    | No | Views               | No  |           |       |