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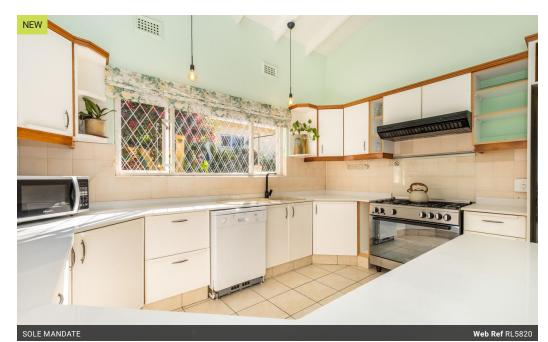


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R2,850,000







## Monthly Bond Repayment R28,934.03

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R148,055.00 Bond Costs R42,185.00

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

Monthly Rates R2,600

## Warmth You Can Feel, In a Location You Will Love

There is a reason buyers always ask: "Where in Kloof is it?" And this time, we are excited to answer because this address is just right. Perfectly positioned close to Kloof's top schools and shops, this property offers convenience, comfort, and charm that is rare

From the moment you step inside, there is a sense of home, not just in the structure, but in the feeling. High ceilings, large picture frame windows, and an open plan design welcome you into a space that is as inviting.

The main home features three generously sized bedrooms, each with its own en suite bathroom. No queues, no compromises. Just before the main suite, a cleverly placed study with built in shelves offers the perfect work from home space. The master suite is thoughtfully designed with direct garden access, a walk through closet, and a full en suite...

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	301m <sup>2</sup>
Bathrooms	3	Carports / Parkings	2	Land Size	2,284m²
Kitchens	1	Security	No		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	False		

