



**Bradley Pandaram**  
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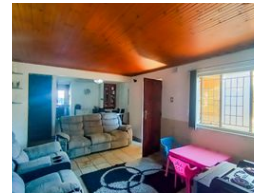
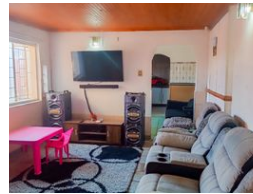
Contact Umhlanga  
**031 7019898**

Ridge 6  
20 Ncondo Place  
Umhlanga Ridge  
Umhlanga



SOLE MANDATE

Web Ref RL5811



## R995,000

4 2 1

**Monthly Bond Repayment** R10,101.53

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R30,412.00 **Bond Costs** R23,335.00

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

**Monthly Rates** R850

### Welcome to Your Forever Home in the Heart of Sunford, Phoenix

Nestled along the main road in one of Phoenix's most sought-after pockets, this inviting 4-bedroom family home blends comfort, functionality, and character in a way that instantly makes you feel at ease.

Step inside and be welcomed by an extended lounge and dining area – the perfect setting for joyful gatherings, Sunday lunches, and cozy evenings with loved ones. The heart of the home, a beautifully fitted kitchen, offers ample cabinetry and counter space, making every meal a pleasure to prepare.

The home boasts four generously sized bedrooms, providing space for each family member to retreat in comfort. The air-conditioned main bedroom is a special sanctuary, with direct access to a private balcony where morning coffees or quiet sunsets await. The family bathroom is neatly tiled, and a convenient downstairs guest loo adds...

### Features

Pets Allowed	Yes
<b>Interior</b>	
Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	1
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

Sizes	
Floor Size	87m <sup>2</sup>
Land Size	207m <sup>2</sup>