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Web Ref RLS954994



### R3,700,000

3 2.5 2

**Monthly Bond Repayment** R38,190.97

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R245,882.00 **Bond Costs** R49,725.00

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

**Monthly Levy** R1,600 **Monthly Rates** R1,620

### Bright, sunny family home

This lovely double storey family home sits on corner stand in Somerset Lakes. It boasts an open plan living area that flows seamlessly onto the covered patio with built-in braai. The lounge has a fireplace to ward off the chill and the kitchen features a gas hob for uninterrupted cooking during loadshedding. This level also houses the guest bathroom and double garage with direct access to the home. The corner stand means that there is no shortage of parking in the long driveway.

Upstairs there are 3 generously sized bedrooms. The main bedroom has air-conditioner and an en-suite with a shower. The other two bedrooms share the full family bathroom.

Walking trails, a dam, outdoor training area and restaurant in the estate ensure a relaxed lifestyle without leaving the estate. Generations school with it's top class aquatic...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	212m <sup>2</sup>
Land Size	407m <sup>2</sup>

#### Extras

Entrance Hall Fireplace Air Conditioner Guest Toilet Covered Patio Built In Braai Balcony

