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## 3 Bedroom Freehold For Sale in Blue Mountain Village



Web Ref RL24707



**R4,660,000**



**Monthly Bond Repayment** R48,099.98  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R362,777.00 **Bond Costs** R59,150.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,285 **Monthly Rates** R1,586

### 3 Bedroom House for Sale in Blue Mountain Village

— DUAL MANDATE—

Nestled in the sought-after Blue Mountain Estate in George, this charming 3-bedroom home offers a blend of modern comfort and classic elegance. The property features 2 bathrooms, a practical study for those working from home, and a convenient guest toilet. The kitchen is complemented by a separate scullery, ensuring seamless functionality, while the spacious garage provides ample parking.

A standout feature is the expansive loft, perfect for an additional lounge, play area, or home office. The enclosed patio, complete with a built-in braai and large sliding doors, invites year-round entertaining. Step outside to a beautifully maintained garden that boasts a wood-fired hot tub connected to a pool pump and a luxurious jacuzzi for ultimate relaxation.

The house is equipped with an impressive 8Kw solar...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	259m <sup>2</sup>
Land Size	600m <sup>2</sup>

#### Extras

Jacuzzi Built In Braai Gas Oven

