



**Anelle van Staden**  
082 553 2767  
anelle@threepercent.com



**Schalk van Wyk**  
083 320 8084

schalk@threepercent.com

Contact Pretoria East

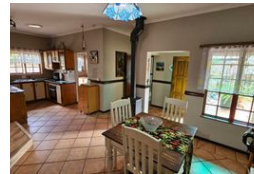
083 3208084

1st Floor, 59 Regency Drive, Route 21  
Corporate Park, Irene, 0174

UNDER OFFER



Web Ref RL25161



**R1,750,000**

🛏️ 4 🚿 3 🚗 2

**Monthly Bond Repayment** R18,063.30  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R58,039.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R2,130

## 4 Bedroom, 3 Bathroom, Pool and Double Garage House in Garsfontein

Nestled in a prime location, this stylish lock-up-and-go home provides the ultimate balance of space, privacy, and easy living.

4 Bedrooms & 3 Bathrooms – The main bedroom features walk-in cupboards and a private en-suite bathroom with a shower.

A second full bathroom includes both a bath and a shower, while the fourth bedroom enjoys its own private en-suite with a shower, toilet, and basin.

Open-Plan Living – A spacious lounge and dining area blend seamlessly, enhanced by a versatile nook—ideal for a study, reading corner, or additional cozy living space.

Cozy Winter Nights – Enjoy the warmth of a special feature wood oven, designed to heat the entire living room, creating a snug and inviting atmosphere during the colder months.

Modern Kitchen – Equipped with a gas stove, breakfast nook and a separate scullery offering...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	190m <sup>2</sup>
------------	-------------------

### Extras

Backup Water Breakfast Nook Built in Wardrobes Courtyard Covered Patio Curtain Rails  
Dishwasher Connection Double Parking Electric Gate En Suite Fireplace Entrance Hall  
Freestanding Garden Granite Tops Open Plan Special Feature Oven & Hob Scullery Splash Pool  
Tiled Floors Walk In Closet Washing Machine Connection