



Schalk van Wyk
083 320 8084
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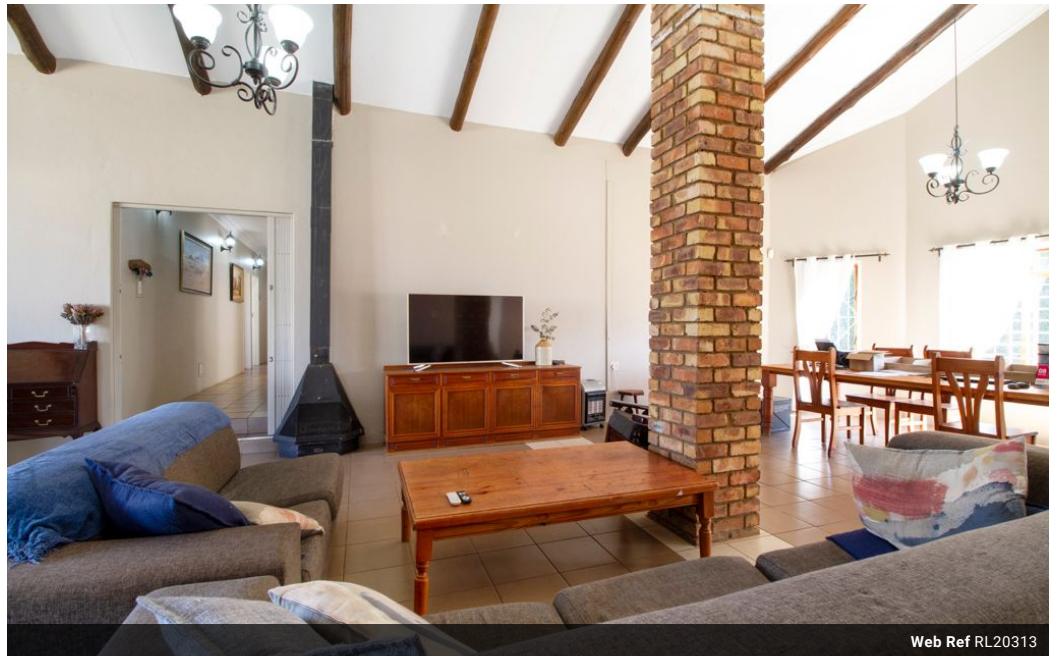
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Contact Pretoria East

083 3208084

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



Web Ref RL20313



R3,250,000

4 2 2

Monthly Bond Repayment R33,546.12

Calculated over 20 years at 11% with no deposit.

Transfer Costs R192,047.00 **Bond Costs** R45,955.00

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

Monthly Rates R1,840

9 Bedroom House For Sale in Grootfontein Country Estate

City Convenience, Country Serenity, Family Perfection all in One.

9 Bedrooms in total comprising of a Main Dwelling and two separate Individual homes. Situated in Grootfontein Country Estate, Pretoria East.

The Perfect Family Investment Opportunity/ Rental Income Opportunity.

House 1: (Main House)

- *4 Bedrooms with built-in cupboards
- *x2 Full bathrooms (one is en-suite)
- *Study room
- * Open plan living room that flows seamlessly into the dining area and spacious kitchen with a separate scullery.
- * Spacious braai/social room leading you out onto a covered patio.
- * x2 Garages that can fit 4 small cars

House 1 offers spacious rooms and generous dimensions with high ceilings and a broad hallway, ideal for a big family who loves to social and entertain. Further you have added honusses such as a swimming pool separate from the

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	False

Sizes

Floor Size	700m ²
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Extras

Borehole Electric Fencing Septic Tank Splash Pool Second House Alarm System alarm