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**R3,150,000**

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**Monthly Bond Repayment** R32,513.93  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R178,879.00 **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1 **Monthly Rates** R1,881 **Special Levy** R1

### Magnificent Single Story Home with three Bedrooms in Secure Estate Moreletapark.

How does one find the words fitting to describe this beautiful three-bedroom home? It radiates warmth and friendliness with a style close to the perfect. It is painted in a balanced combination of white and a very light grey with all door and cupboard handles offset in black. This gives one a feeling of lightness both of colour and mood creating a relaxed atmosphere.

Upon entering this home immediately to the left, you find the office, which with its built-in cupboards, could also be used as a fourth bedroom.

Next in line is the lounge, the open-plan TV room, dining room and kitchen. The lounge connects with an undercover patio via stack doors. On the patio there is a built-in braai which looks out on to the lovely manicured garden. The patio is also fitted with a roll-up blind to protect against rain and sun.

The kitchen...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	247m <sup>2</sup>
Land Size	795m <sup>2</sup>