



**Monique Moolman**  
 071 254 5439  
 moniquemoolman@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



Web Ref RL25274



**R2,350,000**

4 3 1

**Monthly Bond Repayment** R24,256.43  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R101,552.00 **Bond Costs** R36,530.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,400 **Monthly Rates** R800

### 4 Bedroom, 3 Bathroom Home in Rietvalleirand

Charming & Inviting Family Home

Spacious Bedrooms:

4 bedrooms in total—1 downstairs with an en-suite and 3 upstairs.

Main Bedroom (Upstairs): Has air-conditioning - to help on those scorching summer nights -, and a full en-suite with a luxurious corner bath, shower, toilet, and basin.

Two Guest Bedrooms (Upstairs): Share a separate guest bathroom featuring a bath with a shower, toilet, and basin.

Downstairs Bedroom: Also has airconditioning - to help on those scorching summer nights -, and leading out to the back yard with a convenient en-suite with a shower, toilet, and basin.

Warm & Welcoming Entrance:

A cozy entrance nook, perfect for a console table to place your keys.  
 A convenient space to hang coats and keep the entryway neat.

Open & Inviting Living Spaces:

### Features

**Pets Allowed** Yes

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

Exterior	
Garages	1
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	False

Sizes	
Floor Size	206m <sup>2</sup>
Land Size	351m <sup>2</sup>