

PRIME RESIDENTIAL
REAL ESTATE



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SOLE MANDATE

Web Ref EN01-4528



R2,000,000

4 2 2

Monthly Bond Repayment R20,643.77

Calculated over 20 years at 11% with no deposit.

Transfer Costs R75,206.00 **Bond Costs** R32,760.00

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

Monthly Rates R1,468

Opportunity Knocks

Nestled in the ever-popular Ferndale area, this north-facing, spacious four-bedroom home offers an idyllic escape. With its expansive garden and inviting swimming pool, this property is brimming with potential.

Step into the hallway and you'll find a welcoming layout featuring a family lounge, sunny bedrooms, three sharing a convenient bathroom. The main bedroom offers ample built-in cupboards, space for a king-sized bed and a full en-suite bathroom. For added flexibility, one of the bedrooms can easily be converted into a home office.

The kitchen is well-appointed, with wooden cabinetry and a breakfast nook and a walk-in pantry. It flows seamlessly into a separate dining room and a cozy TV room with gas fireplace. A bar area adds a touch of entertainment, perfect for hosting guests. Sliding doors from this...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	2
Recep. Rooms	2
Furnished	No

Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	No

Sizes

Floor Size	316m ²
Land Size	1,936m ²

Extras

Carpet Floors, Tiled Floors, Steel Window Frames, Lounge leads to Patio, Gas-Burning Fireplace, Bar Area, Sliding Door, Wood Cabinetry, Walk-in Pantry, Tiled Counter-Tops, Single Sink, Prep Bowl Sink, Space for 3x Appliances, 4 Seater Built-in Breakfast Nook

