



**Micki Loader**  
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Contact Acutts Bluff

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2A Bluff Hillside Mall  
201 Tara Road  
Bluff  
4052

FEATURED



SOLE MANDATE

Web Ref RLA1440



### R1,395,000

3   
 1   
 1

**Monthly Bond Repayment** R14,399.03

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R40,467.00    **Bond Costs** R27,105.00

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

**Monthly Rates** R1,192.3

### ADD YOUR CHARM TO THIS WARM FAMILY HOME

STEP INTO THE POTENTIAL OF THIS COZY FAMILY HOME! THE OPEN-PLAN KITCHEN, DINING ROOM AND LOUNGE FLOW SEAMLESSLY ONTO A PATIO THAT OVERLOOKS A POOL - PERFECT FOR OUTDOOR ENTERTAINING. THIS HOME OFFERS THREE WELL-SIZED BEDROOMS, EACH WITH BUILT-IN CUPBOARDS, PROVIDING AMPLE STORAGE SPACE. THE MANAGABLE GARDEN IS IDEAL FOR MAINTENANCE, AND THERE IS A CONVENIENT LAUNDRY AREA TUCKED BENEATH THE SINGLE GARAGE. WHILE THE PROPERTY NEEDS SOME ATTENTION TO BRING OUT ITS FULL POTENTIAL, IT'S A FANTASTIC OPPORTUNITY TO CREATE YOUR DREAM HOME IN A WELCOMING SPACE. DON'T MISS OUT ON THIS HOME WITH ENDLESS POSSIBILITIES!

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	212m <sup>2</sup>
Bathrooms	1	Security	No	Land Size	1,318m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				

