

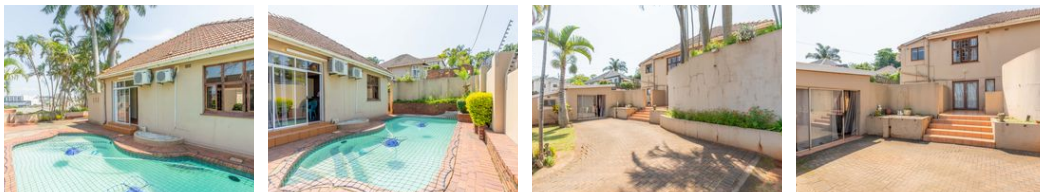
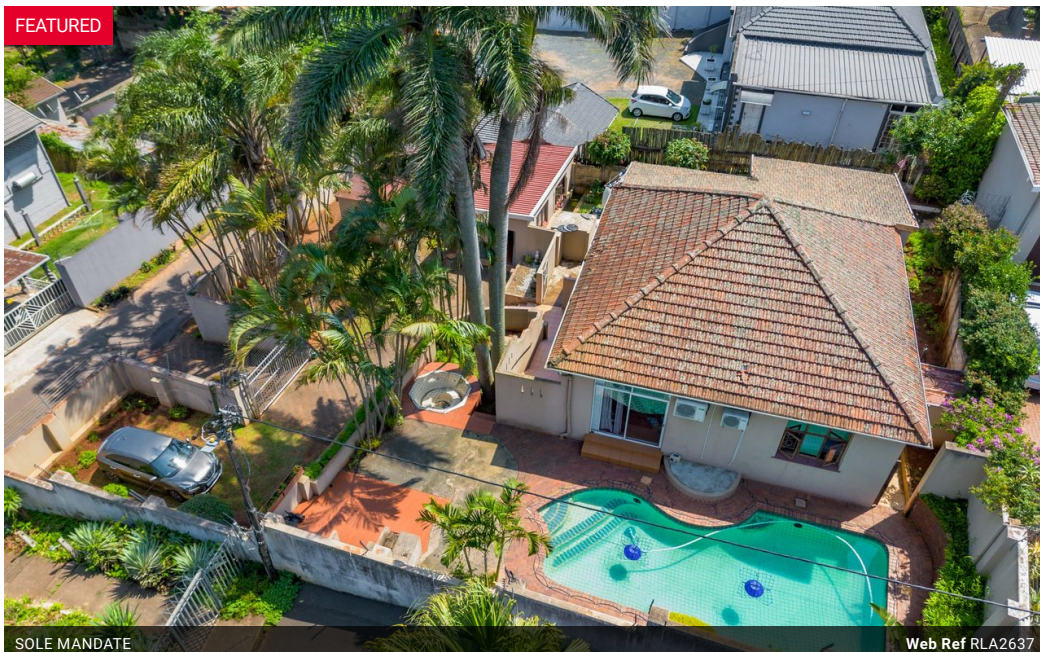


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### R1,750,000

3   2

**Monthly Bond Repayment** R18,063.30  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R58,039.00   **Bond Costs** R30,875.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,550

### Charming Family Home in Musgrave, Owned Since 2001

Charming Family Home, Owned Since 2001

This well-loved 3-bedroom, 2-bathroom family home offers incredible value for money! It comes with a one-bedroom basement cottage featuring its own private entrance and shower facilities, plus a freestanding 30sqm office with an ensuite shower and toilet. Perfect for a comfortable work-from-home setup, with the added benefit of generating extra income.

The home also includes an open-plan lounge and dining area, a fully fitted kitchen, and a generous-sized swimming pool, along with an outdoor Jacuzzi. The property is fully secured with solid walls, an electric fence, and automated electric gates at the entrance.

The level garden provides ample space for kids to play, and there's a handy storage room. Plus, you can park up to five vehicles behind lock-up gates for added...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Carports / Parkings	5
Bathrooms	2	Security	Yes
Kitchens	1	Pool	Yes
Recep. Rooms	2	Views	True
Furnished	No		Land Size
			821m <sup>2</sup>