



**Evan van der Meijden**  
081 284 9768  
evanvdm@acutts.co.za



**Sarah van der Meijden**  
079 552 2504  
sarahvdm@acutts.co.za

Contact Acutts Hilton

031 2660555

Shop 5  
6 Village Road  
Kloof



Web Ref RLA636



**R3,250,000**

3 2 1

**Monthly Bond Repayment** R33,546.12  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,700 **Monthly Rates** R2,100

### Modern Country Living at its Finest

This brand new free-standing home is situated in St Johns Village Lifestyle & Retirement Country Estate.

The gorgeous 199 sqm home has been designed with style and practicality in mind, and boasts the most exquisite views across the estate! Step inside and you will find yourself in a double volume living area flooded with warm natural light. Adjoining is the dining room and a chic kitchen fitted with quartz tops, a built-in hob and oven, and a separate scullery. Step out onto the verandah and soak in the breathtaking views - right from your front garden! The rest of the home consists of three spacious bedrooms, all with BICs. The main has its own full en-suite bathroom, the other two rooms share a bathroom (shower only).

Additional features include:

A walled courtyard  
An extra length single garage (with plumbing for...)

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages 1  
Security No  
Pool No  
Views False

#### Sizes

Floor Size 198m<sup>2</sup>  
Land Size 300m<sup>2</sup>

