



**Micki Loader**  
076 679 2102  
mickiloader@acutts.co.za

Contact Acutts Bluff

031 4673030

2A Bluff Hillside Mall  
201 Tara Road  
Bluff  
4052

UNDER OFFER



SOLE MANDATE

Web Ref RLA2805



### R1,250,000

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**Monthly Bond Repayment** R12,902.35

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R36,117.00   **Bond Costs** R27,105.00

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

**Monthly Rates** R1,170.8

### WARM AND WELCOMING FAMILY HOME IN A QUIET NEIGHBOURHOOD

STEP INTO THIS INVITING FAMILY HOME, PERFECT FOR CREATING LASTING MEMORIES. THIS LARGE, AIRY LOUNGE SEAMLESSLY FLOWS INTO A COZY DINING ROOM, OFFERING THE IDEAL SPACE FOR FAMILY GATHERINGS OR ENTERTAINING FRIENDS.

TO THE RIGHT, A SPACIOUS AND WELL-MAINTAINED KITCHEN AWAITS, COMPLETE WITH A SCULLERY FOR ADDED CONVENIENCE. TO THE LEFT OF THE DINING AREA, YOU'LL FIND THREE BEDROOMS, EACH THOUGHTFULLY FITTED WITH STYLISH

CUPBOARDS. THE MAN BEDROOM IS GENEROUSLY SIZED AND FEATURES A CHIC EN-SUITE FOR ADDED PRIVACY. A MODERN FAMILY BATHROOM SERVICES THE REST OF THE HOUSEHOLD.

THE YARD IS BEAUIFULLY MANICURED, WITH PLENTY OF SHADE IN THE BACKYARD - PERFECT FOR YOUNG CHILDREN TO PLAY OR FOR RELAXING ON SUNNY AFTERNOONS.

ADDITIONAL FEATURES INCLUDE PRE-PAID ELECTRICITY AND WATER, ALONG WITH SECURITY BEAMS FOR YOUR PEACE OF MIND. ...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	158m <sup>2</sup>
Land Size	1,704m <sup>2</sup>