



## 4 Bedroom House For Sale in Birchleigh North



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12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 7097129



**R1,499,000**

4 2 2

**Monthly Bond Repayment** R15,218.28

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R45,755.00 **Bond Costs** R28,990.00

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

**Monthly Rates** R1,152

Welcome to this beautiful and spacious family home...

Welcome to this beautiful and spacious family home located in a secure, enclosed area of Birchleigh North. From the moment you walk in, you'll be impressed by the expansive fully tiled lounge, filled with natural light, making it a warm and inviting space to relax or entertain.

The heart of the home is the open-plan kitchen and dining area. The kitchen is modern and functional, featuring an island table, ample cupboard space, room for all your appliances, a 5-plate gas stove with oven, and a separate scullery. The dining area flows seamlessly from the kitchen and opens up through stacker doors onto a lovely patio, perfect for enjoying indoor-outdoor living. This home offers four generously sized bedrooms, all fully tiled and fitted with built-in cupboards. Each room receives plenty of natural light, creating a comfortable and...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	1,181m²
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	4				