



**Dewald van Deventer**

Non-Principal Property Practitioner  
Registered with PPRA (FFC 122 262 2)  
0837081089

dewald@cleproperties.co.za

Contact Head Office - Kempton Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 7056246



**R1,890,000**

 4  2  1

**Monthly Bond Repayment** R19,187.83

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R68,606.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R1,392

### Exceptional Family Home with Income-Generating Cottage – Birchleigh, Kempton Park

Exceptional Family Home with Income-Generating Cottage – Birchleigh, Kempton Park

Located in the highly desirable Horseshoe section of Birchleigh, this newly renovated property offers outstanding space, comfort, and value – perfect for large families or those seeking extra accommodation for extended family or rental income.

Main House Highlights:

This well-maintained and stylish home features four spacious bedrooms and two modern bathrooms. The open-plan lounge and dining area creates a welcoming atmosphere, ideal for family living and entertaining. The kitchen is well-built and thoughtfully designed, with ample storage and functionality.

A double garage provides secure parking and additional space, while the generous yard offers endless potential – whether for children to play, outdoor entertaining, or future...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2

#### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	No

#### Sizes

Land Size	983m <sup>2</sup>
-----------	-------------------