



**Kobus Greyling**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 122 040 7)  
0842760824  
kobus@cleproperties.co.za

Contact Head Office - Kempton  
Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park

SOLD



Web Ref 6965003



**R1,795,000**

4 3 3

**Monthly Bond Repayment** R18,223.36

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R60,739.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R1,248

**WELL PRICED PROPERTY - ENCLOSED AREA !!!**

Tick All the boxes !!!!

Welcome to your dream home. This beautiful property offers a perfect blend of comfort, style, and convenience.

**Key Features:**

**Spacious Living Area:** Downstairs boasts a generously sized open-plan lounge, dining room, and kitchen. The seamless flow of this area creates an inviting space for family gatherings and entertaining guests.

**Guest Convenience:** A convenient guest room with en-suite is located downstairs for added comfort and accessibility.

**Tranquil Bedrooms:** Upstairs, you'll find three cozy bedrooms, providing a peaceful retreat for rest and relaxation. Each room offers comfort and privacy.

**Luxurious Bathroom:** Enjoy the luxury of two bathrooms upstairs, featuring modern fixtures and finishes for your utmost comfort.

**Entertainment Space:** The home boasts an entertainment area complete with a...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	3	Floor Size	207m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	645m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	3				
Studies	1				