

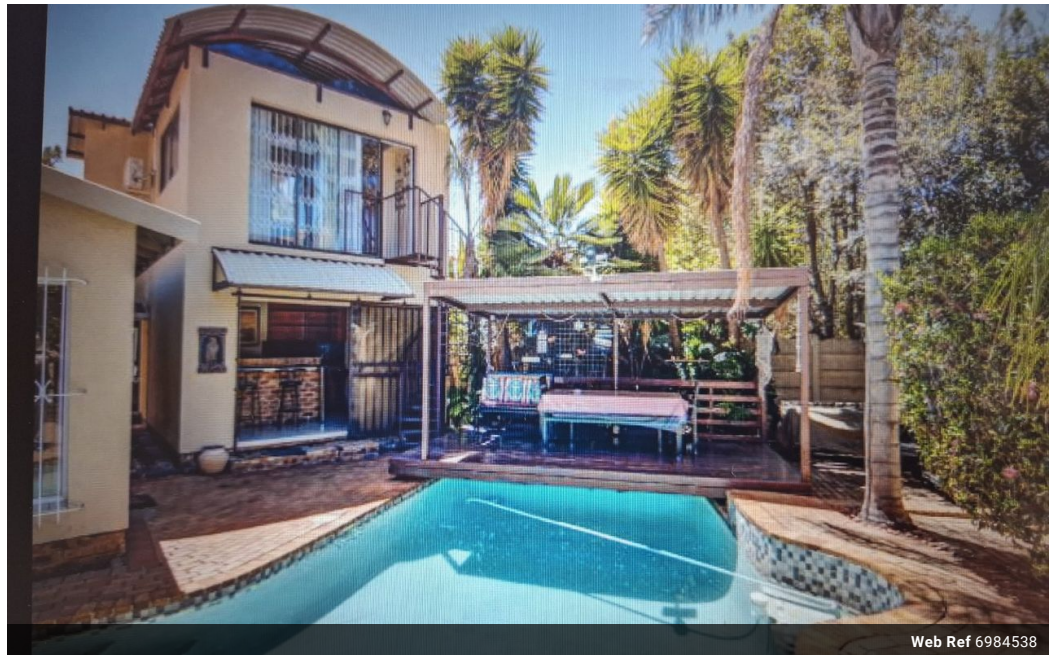


**Kobus Greyling**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 122 040 7)  
0842760824  
kobus@cleproperties.co.za

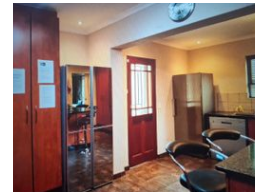
Contact Head Office - Kempton  
Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 6984538



**R3,950,000**

3 2 2

**Monthly Bond Repayment** R40,101.54

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R275,550.00 **Bond Costs** R51,610.00

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

**Monthly Rates** R1,959

## IDEAL INVESTMENT !!!

Nestled within a serene neighborhood, this 3-bedroom family home promises an exceptional living experience with its well-designed layout and inviting ambiance.

The 2 x flatlets will Generate a definite Monthly Income for the proud new owner.

The outdoor spaces of this residence are equally enchanting. A fabulous garden awaits, providing a safe and vibrant playground for children and pets alike. A sparkling pool invites refreshing dips on warm days. This family home is a haven of comfort and style, offering a perfect blend of indoor and outdoor living. Don't miss the opportunity to make this your dream home.

Call today to schedule your appointment and experience the charm and functionality that this residence has to offer.

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Studies 1

### Exterior

Garages 2  
Carports / Parkings 1  
Security Yes  
Pool Yes

### Sizes

Land Size 967m<sup>2</sup>