



Herman Chalupsky

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R12,950,000

Monthly Bond Repayment R131,472.15

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,322,252.00 **Bond Costs** R99,035.00

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

Monthly Levy R3,036 **Monthly Rates** R8,266

 3  3.5  2

LUXURY, SOPHISTICATION WITH EXQUISITE VIEWS

This immaculate Mount Edgecombe home with study, cosy TV room and spacious open-plan lounge has a dining room which leads onto a large undercover entertainers patio fitted with glass stacking doors flowing onto a sparkling pool with jacuzzi and the most beautiful views of the Fairways and Pani dam.

The kitchen is also open-plan, fitted with quartz stone tops, built-in oven, ceramic hob and lends itself to family meals around its large feature island. There is a separate scullery / laundry with ample space for appliances leading off the kitchen.

Three generously scaled bedrooms are on the upstairs level.

The primary bedroom has an en-suite bathroom and offers a separate dressing area. All bedrooms open onto a large balcony with exquisite views.

A truly magnificent home with so many extras - needs to be viewed to...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	467m ²
Land Size	914m ²

Extras

Balcony Built-in Kitchen Appliances View of Landmark Built-in Wardrobes Pets Allowed Private Jacuzzi Private Pool Security Study View of Water Barbecue Area Available Networked 24

