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SOLE MANDATE

Web Ref RL2854



**R3,300,000**

**Monthly Bond Repayment** R34,062.22  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R197,547.00    **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3    2    2

**Monthly Levy** R965    **Monthly Rates** R2,064

## An elegant and stylish 3 bedroom home

Nestled in the heart of a secure, boomed-off area in Sunward Park, this immaculate 3-bedroom family home is the perfect blend of comfort, style, and practicality. Designed to suit every season, the home features a combination of tiles, carpets, and laminate flooring-keeping it warm in winter and cool in summer.

The three spacious bedrooms offer a serene retreat, complemented by two brand-new, beautifully designed bathrooms. The main bedroom boasts a stylish en-suite, while the second bathroom caters to family and guests with modern finishes.

The modernised kitchen is a dream for any home cook, featuring granite countertops, ample cupboard space, and room for three under-counter appliances, plus a large fridge-making daily living effortless.

Step outside from the bar area onto a covered patio, the perfect spot for...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages 2  
Carports / Parkings 1  
Security Yes  
Pool Yes

### Sizes

Floor Size 300m<sup>2</sup>  
Land Size 871m<sup>2</sup>

### Extras

Rental Solar installation with expected replacement cost of R165,000. 8 x Solar panels 5kw  
Invetret The system is transferrable 5000Litre JoJo tank

