



**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 4760551



## R3,000,000

4 2 2

**Monthly Bond Repayment** R30,965.65

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R160,211.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R1,148

### 4 BEDROOM PLUS 2 X FLATLETS - ENCLOSED AREA

Scouting for the perfect family home in a security controlled suburb? Then this is the ONE!!

A family/entertainment room with a built-in braai and ONE of a kind sleeper bar, leads to a sparkling pool and beautiful garden. This beautiful home is situated in the perfect spot near all your main necessities.

This spacious family home offers all you need and is situated in an enclosed area.

The lounge and dining room are separated by a gas fireplace and leading into a large kitchen with granite counter tops.

The kitchen is equipped with a 6 plate gas stove and also hosts a scullery/wash room.

The main bedroom has a large walk-in dresser with an exceptionally large en-suite bathroom.

Plus 2 x GRANNY Flats as a BONUS!

Contact me for EXCLUSIVE VIEWING!

### Features

Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	1,006m²
Bathrooms	2	Carports / Parkings	3		
Kitchens	1	Security	Yes		
Recep. Rooms	5	Pool	Yes		