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Web Ref RL1276



**R5,590,000**

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**Monthly Bond Repayment** R57,699.33  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R472,707.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,800

### MODERN SINGLE STOREY FAMILY HOME FOR SALE

This single storey low maintenance face brick home is situated in the prestigious Menkenkop, Hartenbos. North facing, sun-filled, beautiful peaceful area close to schools, beach, Langeberg Mall and Seefront Mall.

This property offers:

- 4 Bedrooms (main bedroom with walk-in closet)
- 3 Bathrooms
- Spacious modern kitchen with granite counter tops with separate scullery
- Dining room
- Lounge/family room
- Braai room
- Entertainment area that lead onto covered tiled patio, that offers endless hours of entertaining friends and family and making memories
- Partial sea view from patio
- 2 x Double garages

As a bonus - NO TRANSFER DUTY!

If this brand new home sounds like the perfect picture for your family, don't hesitate and give me a call to view this stunning property.

### Features

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	4
Security	No
Pool	No

#### Sizes

Floor Size	372m <sup>2</sup>
Land Size	787m <sup>2</sup>