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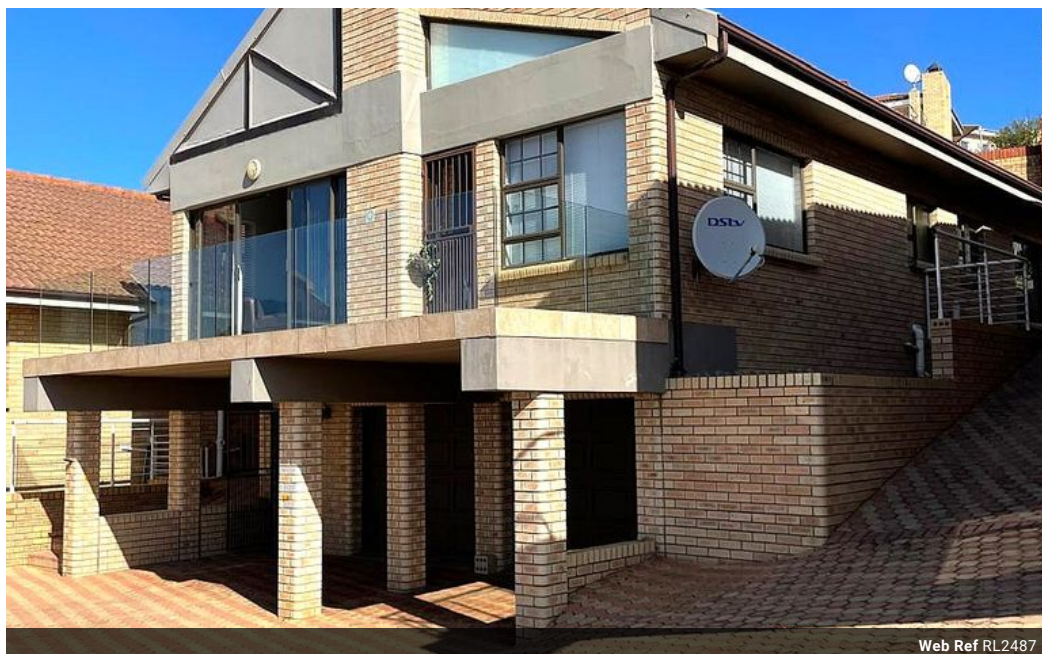
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## 3 Bedroom House For Sale in Menkenkop



Web Ref RL2487



**R2,990,000**

3 2 2

**Monthly Bond Repayment** R30,355.35

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R159,255.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R300 **Monthly Rates** R1,500

### VERY NEAT FAMILY HOME IN SECURE PET FRIENDLY ESTATE

\*In association with Mandate Holder\*

This property is situated in a prime location close to all important amenities, offering safety in a pristine estate in Hartenbos. This property offers:

- 3 Bedrooms (main bedroom leads to private balcony)
- 2 Full bathrooms (main en-suite)
- Spacious open plan living area that leads to outside patio with built-in braai and distant ocean views – perfect for entertaining friends and family
- Modern kitchen with ample BIC and gas hob
- Double garage with laundry and additional storage space
- BONUS : 5 kVA inverter and back up battery system – ideal for those dreaded loadshedding days
- Tiled floors

Don't miss out on owning this well priced home in a pristine estate close to all holiday activities. Give us a call for a viewing appointment.

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	168m <sup>2</sup>
Bathrooms	2			Land Size	238m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Garages	2				
Security	Yes				
Pool	No				
Views	False				