

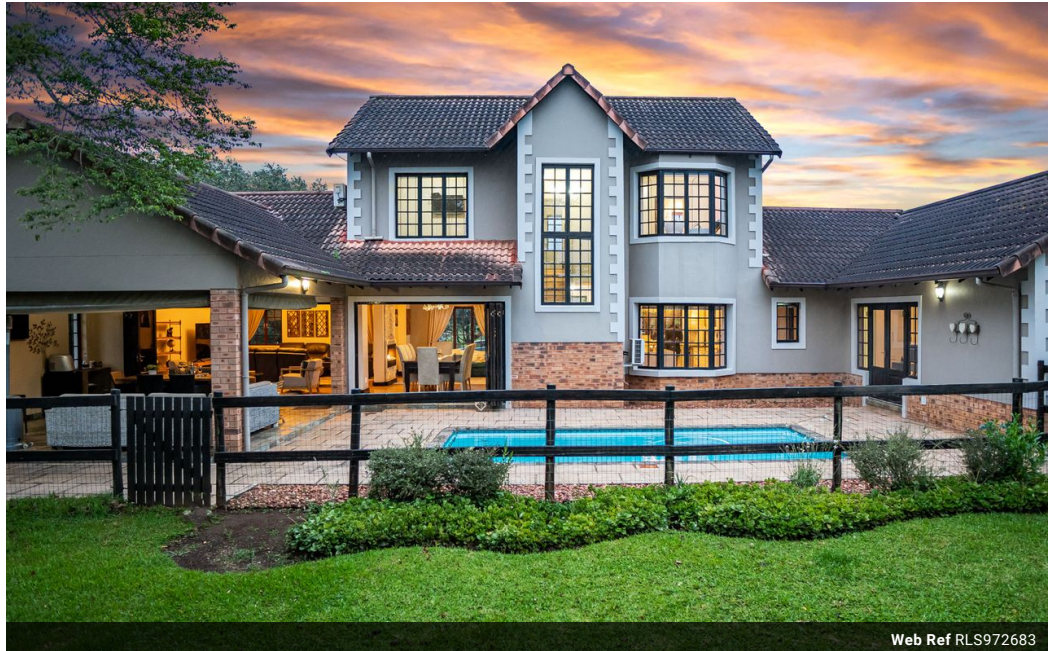


Varina Ross
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Contact Hillcrest & Kloof

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1st Floor, Seeff
 Christians Village Shopping Centre (Pick 'n
 Pay Centre)
 44 - 46 Old Main Road
 Hillcrest
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 3610



Web Ref RLS972683



R4,550,000

4 3.5 2

Monthly Bond Repayment R46,964.57
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R348,509.00 **Bond Costs** R57,265.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,355

Modern Clifton Hills Gem

This contemporary 4-bedroom freehold home offers the perfect blend of style and comfort. The open-plan kitchen, featuring Caesarstone countertops, ample storage, a scullery, and a pantry, is a chef's dream. The gas hob, extractor fan, and under-counter electric oven complete the modern kitchen setup.

The spacious living areas, including two lounges and a dining room, are warmed by a gas fireplace and open onto a covered veranda with drop-down blinds, overlooking the beautifully landscaped garden and inviting pool. The main bedroom is a luxurious retreat, complete with a modern en-suite bathroom. All rooms have air-conditioning, ideal for the hot summer months. Upstairs, you'll find three additional bedrooms with built-in cupboards, one en-suite bathroom, and a full family bathroom. Enjoy the peace of mind that comes with...

Features

Pets Allowed Yes

Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	455m ²
Bathrooms	3.5	Security	Yes	Land Size	1,518m ²
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Furnished	No				

Extras

24 Hour Access ADSL Gas Hob Granite Tops Guest Toilet Scullery Septic Tank Sliding Doors
 Built in Wardrobes Communal Braai Area Creche Curtain Rails Dishwasher Connection
 Driveway Electric Garage Laminated Floors Open Plan Oven & Hob Pantry Totally Fenced Under
 Counter Oven Veranda Washing Machine Connection Extractor Fan Fireplace Patio Satellite
 Dish Wendy House