



**Lynette Dorkin**  
 082 293 8034  
 lynette.dorkin@seeff.com

Contact Hillcrest & Kloof

031 765 5326

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



Web Ref RLS963124



R5,500,000

4 4.5 2

**Monthly Bond Repayment** R56,770.36  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R482,099.00 **Bond Costs** R74,536.50  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,446

### Expansive Home on Level Land

This stylish and modern family home is sure to impress from the moment you walk in the front door. The entrance hall leads into the open plan formal lounge with fireplace and dining area with aircon flowing into the gourmet kitchen. The kitchen with double oven, a five plate hob and extractor has space for a double door fridge and plenty of built in cupboards and that's not all, the scullery has a fitted gas hob and extractor. Down a few steps from the kitchen is another lounge and there is also a further tv lounge with aircon and blinds. A large steam room (sauna) is also on the ground floor with a separate bathroom – shower only.

Upstairs are 4 bedrooms with 3 being en suite and the master bedroom and 1 other have their own lounge. A study area is set to one side as you come up the main staircase and the second staircase...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 4  
 Bathrooms 4.5  
 Kitchens 1  
 Recep. Rooms 5  
 Studies 2  
 Furnished No

#### Exterior

Garages 2  
 Carports / Parkings 1  
 Security Yes  
 Dom. Accom. 1  
 Pool Yes  
 Views False

#### Sizes

Floor Size 529m<sup>2</sup>  
 Land Size 2,180m<sup>2</sup>

#### Extras

Tiled Floors Air Conditioner Built in Wardrobes Mainen Suite Pantry Scullery Granite Tops  
 Breakfast Nook Oven & Hob Extractor Fan Dishwasher Connection Washing Machine  
 Connection Fireplace Alarm System Garden Gas Hob Guest Toilet Sauna Intercom Storage  
 Driveway Electric Garage Open Plan Room Totally Fenced Entrance Hall Eye Level Oven  
 Covered Patio