



**Lynette Dorkin**  
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Contact Hillcrest & Kloof

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 Christians Village Shopping Centre (Pick 'n  
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 44 - 46 Old Main Road  
 Hillcrest  
 Durban  
 3610



Web Ref RLS976211



R2,290,000

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**Monthly Bond Repayment** R23,637.11  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R97,538.00   **Bond Costs** R36,530.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,423

Welcome Home!

This warm and inviting family home located in the peaceful suburb of Forest Hills offers a relaxed lifestyle and secure living. An open plan design creates a lovely flow from the well-appointed kitchen through to the main lounge and dining area opening onto a spacious deck. The second lounge with fireplace and built in bar leads out to the entertainment area complete with built in braai and pizza oven. The 3 bedrooms have laminate flooring and the main bedroom has a full en-suite and the second bathroom is bath only.

There is the added bonus of a 1 bed cottage attached to the main house, a double garage and 2 carports plus a wendy house for storage. The large garden features a pool, jungle gym and trampoline ideal for the younger members of the family. The property is fenced and has CCTV and an alarm system. Viewing by...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Carports / Parkings	2	Floor Size	300m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	2,615m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Furnished	No				

### Extras

Air Conditioner Awning Garden Gas Hob Granite Tops Sliding Doors Splash Pool Built In Braai  
 Built in Wardrobes Centre Island Closed Circuit TV Cooling Fans Storage Curtain Rails Deck  
 Dishwasher Connection Driveway Tiled Floors Under Counter Oven Extractor Fan Fireplace  
 Pizza Oven Wendy House Laminated Floors Wooden Floors

