



**Cara Ann Ridl**  
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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  
Durban  
3610



R4,950,000

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**Monthly Bond Repayment** R49,419.80  
Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R397,016.00 **Bond Costs** R61,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R4,075 **Monthly Rates** R4,251.1 **Sectional Title Levy** R1,578.2

### Augusta Masterpiece simply sensational

If you have dreamed of living in one of the finest architecturally designed homes in the exclusive and sought-after Augusta Country Estate, this exceptional residence at 16 The Orchards is the ultimate opportunity. A colonial masterpiece owned by just one family, it welcomes you with grand pressed ceilings and an elegant hallway featuring sweeping steps leading to the upper level. Sunlight pours through large windows throughout the home, enhancing its scale and sophistication. Upstairs, three expansive bedrooms offer built-in cupboards, ducted air-conditioning and French doors opening onto a vast veranda with serene views of the golf course and tranquil dam. A fourth bedroom, currently utilised as a study, is the size of a double garage and includes a Juliette balcony and bespoke solid-wood cabinetry. All bedrooms are fitted...

### Features

Pets Allowed		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	451m <sup>2</sup>
Bathrooms	3.5	Security	Yes	Land Size	15,390m <sup>2</sup>
Kitchens	1	Dom. Accom.	0.5		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

### Extras

Air Conditioner Atrium Balcony Boomed Area Garden Golf Granite Tops Guard Guard House Guest Toilet Scullery Security Gate Septic Tank Built in Wardrobes Carpets Central Vacuum System Centre Island Gym Special Doors Special Lights Storage TV Port Communal Braai Area Country Style Curtain Rails Dishwasher Connection Driveway Electric Garage Electric Fencing Laundry Open Plan Oven & Hob Pantry Totally Fenced Veranda Walk In Closet Washing Machine Connection Entrance Hall Eye Level Oven Fireplace Parquet Floors Patio Paveway Piped Gas Pressed Ceilings Wooden Floors Solar Panels

