



Johan Botha -  
Wonderboom &  
Magalieskruin  
0837782731  
Johan@justimagineproperties.com

Contact Head Office

081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria



SOLE MANDATE

Web Ref RL773



**R2,430,000**

 3  2  2.5

**Monthly Bond Repayment** R25,082.18  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R110,120.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R440 **Monthly Rates** R1,300

### Massive open plan Home

This lovely facebrick open plan estate home is the perfect property for families, young people and even retired people looking for a lock up and go type property.

It has exceptionally low levies and is situated in a quiet and neat complex.

The house features 3 bedrooms, 2 bathrooms, massive open plan living area's, lovely kitchen, 2.5 garages, laundry, wine cellar, domestic room and bathroom and a seperate storage room.

Outside is a lovely patio and small swimming pool. The garden is much larger than similar properties.

Security is excellent with an additional alarm and beam system.

Property situated close to the mountain in Magalieskruin, Pretoria.

Words and phrases have strong meanings. The word JUST would refer to being "treated Fair" and "with Respect". The word IMAGINE stems from the Latin word that...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2.5
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	No

#### Sizes

Floor Size	360m <sup>2</sup>
Land Size	640m <sup>2</sup>

