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Web Ref RL14499



**R2,995,000**

3 Bedrooms, 2 Bathrooms, 4 Carports

**Monthly Bond Repayment** R30,914.04  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,661.00    **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R929

### Beautiful 3 Bedroom Family Home For Sale in Sinoville.

Perfect for families looking for a comfortable, well-equipped home with excellent outdoor and sustainability features.

#### Key Features:

- Inviting Foyer: Welcome guests into your lovely home.
- Beautiful Kitchen: Equipped with a gas stove and a separate scullery.
- Open Plan Dining Room and Lounge: Features a cozy fireplace, perfect for family gatherings.
- Study: Ideal for a home office or extra workspace.
- 3 Spacious Bedrooms: Comfortable and well-lit.
- 2 Lovely Bathrooms: Stylish and functional.

#### Outdoor Amenities:

- Lovely Lapa: Ideal for outdoor entertaining with a built-in braai and bar area.
- Pool: Perfect for cooling off during hot summer days.
- Borehole: Ensures a reliable water supply.
- Outside Room with Toilet: Convenient for guests or additional storage.
- Tool Room: Keeps all your tools and...

### Features

Pets Allowed		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	4	Floor Size	381m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	992m <sup>2</sup>
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	3	Pool	Yes		
Studies	1				

