

**SOLD**



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SOLE MANDATE

Web Ref RL11276



**R2,850,000**

4 Bedrooms 2 Bathrooms 2 Garages

**Monthly Bond Repayment** R29,417.37  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R148,055.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,030

Luxurious, double story duet in the heart of Nieuw Muckleneuk

Exquisite, contemporary and modern double storey duet in the heart of Nieuw Muckleneuk - an exceptional property. You will find yourself surrounded by all amenities. Just move in!

Move in and stay - nothing need to be changed or maintained. Walking distance from Boys & Girls High, Tukkies, Affies, 800 meter from WHPS, 1 km away from Laerskool Anton van Wouw and 2.5 km away from Waterkloof Primary. Just over 1 km from Crawford College. Extremely low Rates & Taxes & maintenance cost. Inside own little "estate" Embassy graded and approved security. Opposite nice playpark - a dog mecca in the afternoons.

Pristine living close to a park for walking yourself or the dogs. Location, Location! . Extremely low maintenance.

This pristinely maintained and exceptional duet epitomises attention to detail. This house is in an...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 4  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2

#### Exterior

Garages 2  
Security Yes  
Dom. Accom. 1  
Pool No

#### Sizes

Floor Size 285m<sup>2</sup>  
Land Size 600m<sup>2</sup>

#### Extras

Very low Rates & Taxes n possible soon to be Boomed off area Embassy graded security  
Servant quarters can be used as flatlet House in extremely good condition

