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Pretoria



Web Ref RL13893



**R4,285,000**

**Monthly Bond Repayment** R44,229.27  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R317,191.00    **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,050

 6     6     2

### Two modern houses AND an OFFICE!!

This exceptional property is located on a serene street in Sinoville, Pretoria. It presents a unique opportunity for either two families, or a combination of residential and office use. The property comprises two distinct homes and an office space, allowing for versatile living arrangements.

#### Main House:

This contemporary residence boasts three bedrooms and two bathrooms. The open-plan kitchen and living area lead to a charming stoep overlooking the pool.

#### Three-Bedroom Flat:

Located above the garages and carports, the flat features three bedrooms, two bathrooms, and an open-plan kitchen and living area. It also includes a delightful stoep with views of the property.

#### Office Space:

Adjacent to the main house, the office includes a welcoming entrance hall, a large reception area, two private offices, a kitchen, bathroom...

### Features

**Pets Allowed** Yes

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 6  |
| Bathrooms    | 6  |
| Kitchens     | 3  |
| Recep. Rooms | 5  |
| Studies      | 1  |
| Furnished    | No |

#### Exterior

|                     |     |
|---------------------|-----|
| Garages             | 2   |
| Carports / Parkings | 4   |
| Security            | Yes |
| Pool                | Yes |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 607m <sup>2</sup>   |
| Land Size  | 1,014m <sup>2</sup> |

