



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

Contact Head Office

081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria



Web Ref RL14402



**R2,395,000**

 3  2  2

**Monthly Bond Repayment** R24,720.91  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R105,152.00 **Bond Costs** R36,530.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,065

### Lovely 3 Bedroom Family Home in Sinoville above Braam Pretorius.

Delightful home featuring 3 bedrooms and 2 bathrooms. The main bedroom boasts spaciousness and comfort, complete with air conditioning and an en-suite bathroom.

Relax in the inviting lounge or enjoy additional entertainment space in the TV room. The seamless integration of the kitchen, TV room, and dining area creates an open-plan layout.

Embrace productivity in the dedicated study, providing a tranquil space for remote work or personal projects.

Outside, indulge in the serene ambiance of a spacious lapa and a refreshing pool. A lovely patio with a jacuzzi offers the perfect spot for relaxation, all nestled beneath the shade of picturesque trees.

Amenities include a laundry room and a domestic room with a bathroom.

Parking is ample with 2 garages and 2 carports, ensuring convenience and security for your...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 3  
Studies 1

#### Exterior

Garages 2  
Carports / Parkings 2  
Security Yes  
Dom. Accom. 1  
Pool Yes  
Views Yes

#### Sizes

Floor Size 370m<sup>2</sup>  
Land Size 990m<sup>2</sup>

#### Extras

Solar Geyser, Lapa, Jacuzzi.

