



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 RL13892



R750,000

3 2 2

**Monthly Bond Repayment** R7,741.41  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R25,898.00    **Bond Costs** R19,565.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,300    **Monthly Rates** R640

### Charming 3-Bedroom Duplex in Wonderboom

Perfectly situated in the heart of Wonderboom. Whether you're looking to customize your dream home or make a smart investment, this property offers a unique blend of comfort and opportunity.

#### Features:

- 3 Comfortable Bedrooms: Ideal for relaxation and rest.
- Split Bathroom Upstairs: Featuring a separate shower and bath for convenience.
- Guest Toilet Downstairs: Perfect for visitors.
- Inviting Lounge: A spacious area to unwind or entertain guests.
- Functional Kitchen: Ready for your culinary creations.
- 2 Convenient Carports: Protect your vehicles with ease.
- Private Garden: With a little TLC, this space can be transformed into your personal sanctuary.

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 would refer...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	120m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	No		

