



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

Contact Head Office

081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria



Web Ref RL13623



**R2,250,000**

**Monthly Bond Repayment** R23,224.24  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R95,138.00    **Bond Costs** R36,530.00

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

**Monthly Rates** R1,307

 4     3.5     2

### Delightful 4 Bedroom House For Sale In Wonderboom.

Featuring a spacious lounge with high ceilings, creating a warm and inviting atmosphere. Dining room and TV room that open onto the patio. Indoor entertainment area with a snooker table included in the selling price. Spacious farm-style kitchen that includes a pantry and an outside laundry room.

Four lovely bedrooms, with the third bedroom situated downstairs and connected to the patio, and the fourth bedroom currently utilised as a study.

Three and a half bathrooms, including two en-suites, a full third bathroom, and an additional guest toilet.

The patio is a delightful space, featuring a built-in braai. Additionally, there is a large wine cellar, perfect for enthusiasts.

For added convenience, an outside toilet and shower.

The property includes 2 garages and 1 carport, with 3 entrance gates

With the option...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 4  
Bathrooms 3.5  
Kitchens 1  
Recep. Rooms 3

#### Exterior

Garages 2  
Carports / Parkings 1  
Pool No

#### Sizes

Floor Size 670m<sup>2</sup>  
Land Size 1,045m<sup>2</sup>

