

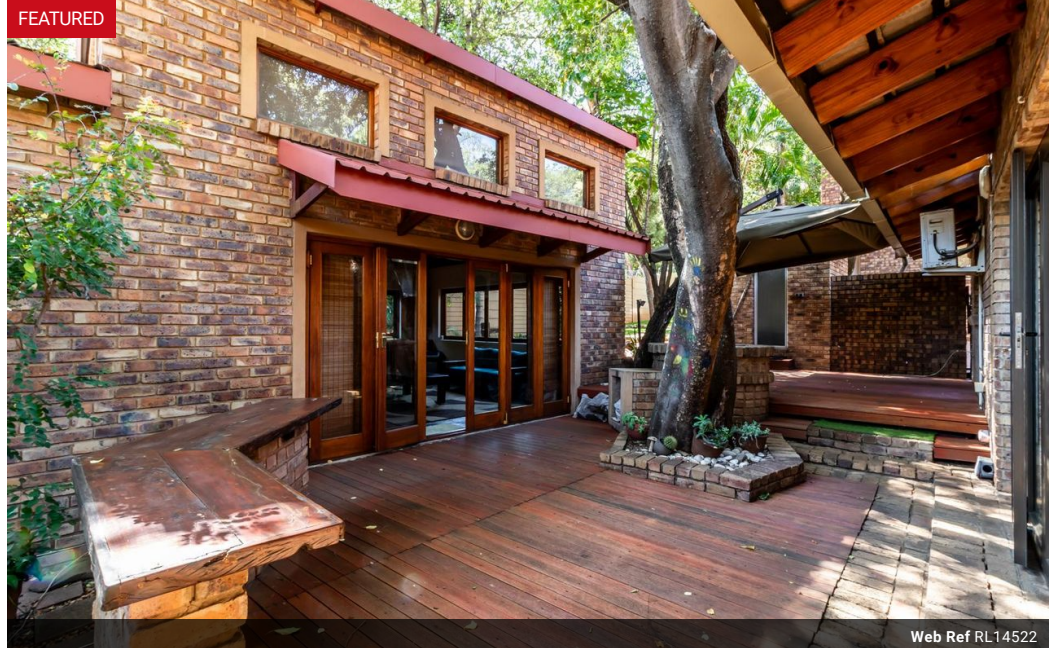


**Johan Botha -  
Wonderboom &  
Magalieskruin**  
0837782731  
Johan@justimagineproperties.com

Contact Head Office

081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria



**R3,090,000**

**Monthly Bond Repayment** R31,894.62  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R172,279.00    **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,270

 4     2.5     2

### Stunning 4 Bedroom Family Home with Indoor Pool For Sale in Wonderboom.

Lovely Property situated above Braam Pretorius.

Features:

- Living Areas: Open-plan living spaces.
- Kitchen: Well-equipped kitchen featuring ample storage, a pantry, and a Smeg oven with a gas cooktop.
- Dining Room: Features a large dining area with a built-in fireplace, an airconditioner and ample natural light.
- Bedrooms: 4 spacious bedrooms with laminated flooring.
- Bathrooms: A full bathroom and a guest toilet with a basin conveniently situated in the entertainment area. The main bedroom features an en-suite bathroom, complete with a bath, basin, toilet, and elegant finishes.
- Additional office space/ lounge/ game room upstairs with wooden flooring.

Extras:

- 2 Studies/offices for work or hobbies.
- Enclosed entertainment area with a built-in braai for hosting guests.
- Indoor swimming pool, perfect...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 4  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 3  
Studies 3

**Exterior**  
Garages 2  
Carports / Parkings 3  
Security Yes  
Dom. Accom. 1  
Pool Yes

**Sizes**  
Floor Size 322m<sup>2</sup>  
Land Size 1,043m<sup>2</sup>

