



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 RL8669



**R2,998,000**

 4  3.5  2

**Monthly Bond Repayment** R30,945.01  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,991.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,300

Wow Wow Wow

This has to be one of the best family homes in Wonderboom, Pretoria. It has a charming, warm feeling and offers 4 bedrooms with a separate study. The bottom floor has a big entertainment room, dining room, tv room, guest toilet and a lovely patio with a braai.

The top floor features the rooms, 3 bathrooms of which two are en-suite. Security is excellent with an alarm, beam and camera system. The outside buildings offers an additional laundry, domestic quarters, and a big storeroom. These outside buildings can easily be converted into an additional flat.

The patio walks out onto a blue swimming pool and also overlooks the boma with pizza oven.

The gate and garages are motorised. The property further offers an additional 5 carports. The garden is irrigated by an electronic sprinkler system.

Property situated above...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	5
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

#### Sizes

Floor Size	450m <sup>2</sup>
Land Size	1,300m <sup>2</sup>

