



**Kobus Eloff - Zambezi Country Estate & Montana Park**  
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 Pretoria



SOLE MANDATE

Web Ref RL11350



**R3,400,000**

**Monthly Bond Repayment** R35,094.41  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R208,547.00    **Bond Costs** R45,955.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

 3     2.5     2

**Monthly Levy** R2,000    **Monthly Rates** R2,000

Elegant & Neat 3 Bedroom Home For Sale in the ever sought after Zambezi Country Estate...

Zambezi Country Estate - Your Piece of Heaven in the City!

This elegant and beautiful home features 3 sunlit bedrooms designed for comfort and tranquility as well as 2.5 bathrooms. The main bathroom boasts a walk in dressing room with an en-suite bathroom with a bath, double shower private balcony. Both the second and third bedroom has a spacious balcony overlooking the back garden. For your comfort an elegant kitchen nook with coffee station is also situated on the first floor. The tall vertical windows are strategically positioned and designed to capture sunlight throughout the day, filling both the lower and upper floors with abundant natural light.

**Kitchen:** Modern and spacious open plan kitchen with granite countertops, ideal for culinary enthusiasts.

**Scullery:** Separate scullery providing extra space for kitchen...

### Features

**Pets Allowed** Yes

**Interior**  
 Bedrooms 3  
 Bathrooms 2.5  
 Kitchens 1  
 Recep. Rooms 2  
 Studies 1  
 Furnished No

**Exterior**  
 Garages 2  
 Security Yes  
 Dom. Accom. 1  
 Pool No

**Sizes**  
 Floor Size 320m<sup>2</sup>  
 Land Size 804m<sup>2</sup>

### Extras

Built-in Braai Coffee station on first floor Extra large double garages

