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Web Ref 6594361



R3,750,000

3 2.5 2

**Monthly Bond Repayment** R38,071.09

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R251,382.00 **Bond Costs** R49,725.00

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

**Monthly Levy** R1,469 **Monthly Rates** R2,500

### A True Gem in Oriel – Modern Cluster Living at Its Best!

Nestled within the sought-after, boomed-off road in the leafy suburb of Oriel, this modern cluster home offers the perfect blend of comfort, style, and security. A rare find in this price bracket, this property is one-of-a-kind and ready to welcome you home.

Key Features:

- 3 Spacious Bedrooms, including a main bedroom with en-suite bathroom for your privacy and comfort.
- 2 Modern Bathrooms plus a convenient guest loo downstairs.
- An open-plan living and kitchen area downstairs with contemporary finishes, designed to steal your heart.
- Gourmet Kitchen with a gas stove and solar geyser – perfect for sustainable living and entertaining.
- Private Garden and built-in-braai – ideal for family gatherings and relaxation.
- Solar Geyser for energy efficiency.
- Prepaid electricity...

### Features

| Interior     |     | Exterior |     | Sizes     |       |
|--------------|-----|----------|-----|-----------|-------|
| Bedrooms     | 3   | Garages  | 2   | Land Size | 330m² |
| Bathrooms    | 2.5 | Security | Yes |           |       |
| Kitchens     | 1   | Pool     | No  |           |       |
| Recep. Rooms | 3   |          |     |           |       |