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SOLE MANDATE

Web Ref RLS977900



R5,250,000

4 3 2

**Monthly Bond Repayment** R53,299.52

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R435,307.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R2,632 **Monthly Rates** R2,635

## Midlands Perfection ...Spacious home in Gowrie Village

**\*\* New Sole mandate \*** Welcome to this amazing north facing 4-bedroom, 3-bathroom family home, perfectly located in a fantastic, sought-after village! This home offers a generous 370m<sup>2</sup> of space – plenty of room for the whole family to spread out. Yet, it keeps that wonderful cozy feel, ideal for those comfy evenings by the fireplace. You'll also find a spacious friendly patio, lovely flat lawn, perfect for ball games & outdoor fun!

It's just a quick drive to top schools like Clifton Nottingham Road & Michaelhouse. You'll love the easy access to local coffee shops, great restaurants, golf courses, cycle trails, the estate pool & pickle ball court & convenient shopping with new shops being built in Gowrie Village.

Homes like this are rare! Don't MISS out on your chance to live your best life here!

\*\*\* CALL us Today to view...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	2
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

### Sizes

Floor Size	366m <sup>2</sup>
Land Size	1,178m <sup>2</sup>

### Extras

Country Living north facing Spacious garden Gated Community 24 Hour Access fabulous community Estate has pickle ball courts, pool, tennis court

