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UNDER OFFER



Web Ref RL12227



R13,495,000

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**Monthly Bond Repayment** R139,293.82  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,391,364.00 **Bond Costs** R103,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,270 **Monthly Rates** R5,300

Invest in yourself, invest in Clara Anna Fontein Estate!

Prepare to be amazed upon entering this home as you step through the front door with an impressive double volume entrance.

As you enter, you are led to the separate study that overlooks the front garden as well as the conveniently placed guest cloak room. The expansive, double volume living spaces include the open-plan living and dining room with air-conditioner and gas fireplace. The entertainment area, with built-in braai and ample working space, is separate from the living areas (with separate toilet/shower) and can easily integrate by opening all the stackers doors leading to the swimming pool, firepit and manicured garden.

The cinema room is nestled on the lower level, creating a perfect space for relaxation and quality time with family.

Being the heart of the home, the spacious kitchen, with a sizable breakfast...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

### Exterior

Garages	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

### Sizes

Floor Size	602m <sup>2</sup>
Land Size	884m <sup>2</sup>

### Extras

24-Hour Manned Entrance Hall Built In Braai Extra Parking Cinema Room Guest Toilet Air Conditioner TV Port Fireplace Aluminium Window Prepaid Electricity Fibre Multi Storey North Architect Designed Scullery Pantry Gas Bottle Linen Cupboard