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Web Ref RL14627



**R4,999,500**

4 3 2

**Monthly Bond Repayment** R50,756.37

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R402,290.00 **Bond Costs** R61,035.00

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

### Charming Golden Oldie with Granny Flat in Heidelberg Central.

Step into a world where old-world charm meets modern elegance in this exquisite 3-bedroom, 3-bathroom home with a large entertainment area (70m<sup>2</sup>), set on a generous double stand of 2675 m<sup>2</sup>. The spacious granny flat comprise of 2 bedrooms, 1.5 bathrooms, kitchen, spacious living area that overlooks the manicured back yard with ample parking.

Main house features:

4 bedrooms: Spacious and character-filled, with beautiful wooden floors.

3 bathrooms: Modern and well-equipped to meet all your needs.

Character details: Wooden floors, bay windows, and French doors add a touch of classic elegance.

Wrap-around stoep: Perfect for enjoying morning coffee or evening relaxation.

Natural light: Large windows throughout the home let in ample natural sunlight.

Additional buildings:

Entertainment room (70 m<sup>2</sup>) with a separate bathroom,...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	6
Security	Yes
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	592m <sup>2</sup>
Land Size	2,675m <sup>2</sup>