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SOLE MANDATE

Web Ref RL15235



**R2,125,000**



3



1.5

**Monthly Bond Repayment** R21,573.62

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R85,447.00 **Bond Costs** R34,625.00

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

**Monthly Rates** R1,475

## Family Home with 2 Income-Generating Studio Flatlets in Blairgowrie!

This well-maintained family home is not only neat but also offers the perfect blend of comfort and potential for extra income. Located in the heart of Blairgowrie, it comes with two studio flatlets, each with its own prepaid electricity meter, making it ideal for extended family or tenants.

Main house key features:

Light and airy kitchen with space for one appliance and a double-door fridge. Equipped with a gas hob, under-counter electric oven, large pantry cupboard, and breakfast nook overlooking the tiled dining room. Spacious living area with laminate floors, a wood-burning fireplace, and large windows that flood the room with natural light. The living room has access to a covered patio and a beautifully maintained garden. One full bathroom and a guest toilet. Three well-sized bedrooms with built-in cupboards and parquet...

## Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Carports / Parkings	2	Floor Size	231m <sup>2</sup>
Bathrooms	1.5	Security	Yes	Land Size	656m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				