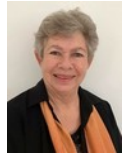




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Contact Westville A-Team

031 2664343

1 Knightbridge,  
16 Westville Road,  
Westville

## FEATURED



SOLE MANDATE

Web Ref DPR21336



## R1,950,000

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**Monthly Bond Repayment** R19,468.41

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R72,308.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R2,400

## SPACIOUS 4 BED FAMILY HOME IN ATHOLL HEIGHTS

Tucked away in a quiet cul-de-sac in Atholl Heights, this warm and welcoming family home is ready for its next chapter. It's been loved by one family for over 30 years—and you can feel it in every room. There's a sense of space, comfort, and history here, and now it's time for someone new to make it their own.

Inside, the welcoming entrance hall leads into a spacious open-plan lounge and dining room with double doors in both providing a seamless indoor/outdoor flow to the pool and entertainment area from the dining room and the covered veranda and peaceful front garden from the lounge. The separate family TV room lends itself to intimate and relaxing movie nights and chill out time.

The kitchen is generously sized and thoughtfully designed and opens out to a rear sunny courtyard with a laundry and staff accommodation.

Four...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	2,502m²
Bathrooms	2.5	Carports / Parkings	4		
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	True		

## Extras

Alarm System Below Road Breakfast Nook Built In Bar Built In Braai Courtyard Cul\_De\_Sac  
Fireplace Flatlet Staff Quarters Domestic Rooms

