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Web Ref DPR19528



**R4,995,000**

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**Monthly Bond Repayment** R50,710.69

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R401,795.00 **Bond Costs** R61,035.00

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

**Monthly Levy** R2,018 **Monthly Rates** R2,527

## Equestrian gem in Blue Saddle Ranches

Discover serene off-the-grid living in this charming family residence nestled on a lush 668sqm property abundant with mature trees and diverse wildlife.

Designed for sustainable comfort, the home features a spacious study perfect for remote work, alongside a warm, inviting family room equipped with a fireplace for cozy evenings. The open-plan dining and entertainment area makes hosting effortless, while the chic kitchen with granite countertops, a gas stove, pantry, and scullery adds modern convenience.

Upstairs, you'll find five spacious bedrooms—three with air conditioning—and four and a half bathrooms, complemented by a versatile loft space.

Additional highlights include a granny flat, staff quarters, and a comprehensive eco-friendly setup with solar panels, a solar geyser, a borehole, JoJo tanks, and a backup inverter...

## Features

|              |     |                     |      |            |       |
|--------------|-----|---------------------|------|------------|-------|
| Pets Allowed |     | Yes                 |      |            |       |
| Interior     |     | Exterior            |      | Sizes      |       |
| Bedrooms     | 5   | Garages             | 3    | Floor Size | 668m² |
| Bathrooms    | 4.5 | Carports / Parkings | 4    | Land Size  | 1Ha   |
| Kitchens     | 2   | Security            | Yes  |            |       |
| Recep. Rooms | 2   | Dom. Accom.         | 1    |            |       |
| Studies      | 1   | Pool                | Yes  |            |       |
| Furnished    | No  | Views               | True |            |       |