



**WERNER HERHOLDT**

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Contact Three Rivers

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18 Klip River Drive,  
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Web Ref 5409750



## R3,900,000

4 4 3

**Monthly Bond Repayment** R39,593.93

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R270,050.00 **Bond Costs** R51,610.00

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

**Monthly Rates** R1,900

**EXCLUSIVE RIVERFRONT BEAUTY JUST LANDED!**

This is a one-of-a-kind family home with so much to offer that it is truly a must see. Located on the banks of the Klipriver in Henley on Klip and in one of the most sought after areas... The interior offers 4 large bedrooms with raised ceilings and loads of built-in cupboards, you would only agree that underfloor heating and air-conditioners are a bonus in all of the bedrooms. There are 4 bathrooms of which 1 is en-suite, 1 guest toilet with basin, 1 with a bath and lastly 1 with a shower. The large office/study also boasts with underfloor heating, a fireplace, air-conditioner and loads of cupboard space as an added feature. The dining room and TV room are tiled and open plan and has the all important MAN CAVE on the side, completely closed with a built-in boma and extractor fan to cater for bonfires and braai's. On the other...

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	3
Bathrooms	4			Carports / Parkings	1
Kitchens	1			Security	Yes
Recep. Rooms	2			Dom. Accom.	2
Studies	1			Pool	Yes
				Sizes	
				Land Size	8,081m²