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39 Glenugie Road  
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## 3 Bedroom House Sold in Farningham Ridge

**SOLD**



SOLE MANDATE

Web Ref DPR19040



**R1,625,000**

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**Monthly Bond Repayment** R16,497.47

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R51,703.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R1,345

### LARGE FAMILY HOME WITH POTENTIAL G-FLAT, CLOSE TO SCHOOLS & AMENITIES.

This well-loved family home is on the market for the first time in 28 years!

Boasting aluminium windows & ceiling fans throughout. 3 bedrooms (BIC) with the master bed having direct access to the veranda patio & pool area. 2 bathrooms (Includes a full main ensuite). Gorgeous, solid cherry wood fitted kitchen (Eye level oven & hob) with granite tops, corner pantry & the most amazing centre island / breakfast nook. SEP laundry room. Large lounge with feature fireplace & a sunk in lounge sun lounge (Currently used as work from home office with views!) Off the sunk in lounge is that enclosed veranda patio that leads down to the swimming pool & large thatch roof Lapa / entertainment area with built in braai. Don't forget the pizza oven! 2 Jojo tanks will be included in the sale as an added bonus! Parking is no problem with a larger...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Land Size	1,258m²
Bathrooms	2	Carports / Parkings	5		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		