



**Vaughan Van der Westhuizen**

Candidate Property Practitioner  
Registered with PPRA  
(FFC 125 772 7)

064 781 0390  
vaughanvdwesthuizen@dpg.co.za



**Denise Van der Westhuizen**

064 427 8393

denisevdwesthuizen@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186

## 3 Bedroom Freestanding For Sale in Colbyn



Web Ref DPR21632



**R3,200,000**

3 3 3

**Monthly Bond Repayment** R31,948.16

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R184,520.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R1,318.5

### Stylish 3-Bedroom Family Home with Flatlet & Pool in Colbyn

Discover the perfect blend of space, style, and convenience in this beautiful double-storey home, ideally situated in the sought-after suburb of Colbyn. Designed for comfortable family living and effortless entertaining, this property offers everything you need and more.

Ground Floor:

Step into a welcoming private study, flowing seamlessly to a formal lounge, additional lounge, dining room, and a well-appointed kitchen created with comfort in mind. A guest bathroom completes this level—perfect for hosting friends and family.

Upper Floor:

Charming wooden stairs lead to three spacious bedrooms and a cosy pajama lounge. The luxurious main suite features a full en-suite bathroom, while the remaining bedrooms share a second bathroom.

Flatlet:

A separate one-bedroom flatlet with its own kitchenette, living area, and private garage...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	401m <sup>2</sup>
Land Size	1,323m <sup>2</sup>

#### Extras

Air Conditioner Alarm System Double Storey

