



**Mathilene Henn**  
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Contact Three Rivers

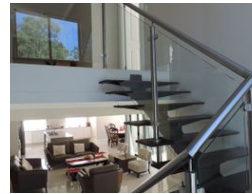
016 4232876

18 Klip River Drive,  
Three Rivers,  
Vereeniging



SOLE MANDATE

Web Ref 5246442



**R4,800,000**

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**Monthly Bond Repayment** R48,730.99

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R378,177.00 **Bond Costs** R59,150.00

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

**Monthly Rates** R2,000

### Magnificently new with Luxurious Finishes

Be prepared to be captivated by this opulent home in the most prestige area! First impressions do you count!

The entrance leads into a formal, double volume entrance hall. Two spacious and well-appointed reception rooms flows onto an entertainers patio and braai room overlooking the garden and swimming pool. The well appointed, modern kitchen with center island is spacious and offers an informal breakfast area. The kitchen boasts with a gas hob, electric oven and built-in microwave. There is a separate scullery. The ground floor also a guest cloakroom PLUS a private separate guest suite.

Upstairs you will find a beautiful landing area with a kitchenette that can be used as a pajama lounge. The bedrooms and bathrooms are modern and spacious, the main bedroom also has an abundance of cupboards and a balcony overlooking...

### Features

#### Interior

Bedrooms	5
Bathrooms	4.5
Kitchens	1
Recep. Rooms	4

#### Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	Yes

#### Sizes

Floor Size	400m <sup>2</sup>
Land Size	1,250m <sup>2</sup>