



**Niki Boutsikaris**  
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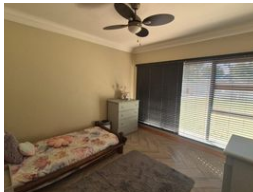
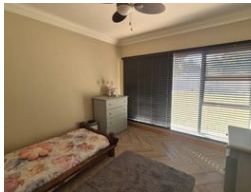
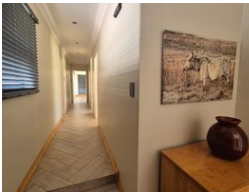
Contact Vanderbijlpark /  
Sasolburg

016 4232876

Vision 21, Industrial Park,  
Shop 26,  
Steel Road,  
Duncanville,  
Vereeniging



Web Ref DPR19097



R3,100,000

4 2 2

**Monthly Bond Repayment** R31,472.10

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R173,379.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R2,500

### Luxury Living With Smart Comfort

Welcome to this newly renovated gem offering the epitome of modern living in every detail. Boasting 4 bedrooms, including a luxurious main suite complete with an ensuite bathroom and walk-in closet, this home is designed for comfort and style. As you step into the spacious entrance hall, you're greeted by an inviting study, ideal for remote work or quiet contemplation. The heart of the home is a generously proportioned lounge adorned with a cozy fireplace, perfect for gathering with loved ones. An open-plan dining area seamlessly flowing into a chef's dream kitchen. The kitchen features granite countertops, an island for casual dining, and premium appliances including a gas oven and stove. A scullery and laundry room ensure convenience and functionality.

Outside, the allure continues with a meticulously maintained garden...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	2,050m <sup>2</sup>
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				

