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SOLE MANDATE

Web Ref RLS963764



R3,750,000

3 Bedrooms, 2 Bathrooms, 1 Garage

**Monthly Bond Repayment** R38,707.06  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R251,382.00    **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,957    **Monthly Rates** R1,026

Discover the Ultimate Lifestyle at Hemel en Aarde Estate!

Exclusive Mandate! This delightful 3-bedroom home offers a unique opportunity to experience the sought-after lifestyle of Hemel en Aarde Estate. Designed for modern comfort, the home boasts an open-plan lounge, dining, and kitchen area that effortlessly flows onto a covered patio with a built-in braai. The spacious bedrooms are complemented by two elegant bathrooms, and the automated garage provides direct access to the home for added convenience. An added bonus is the fully installed solar energy system, reducing dependence on the electricity grid.

Perfectly situated within the estate, you'll enjoy easy access to top educational institutions like Curro Independent School, shopping at Whale Coast Mall, and the famous Hemel en Aarde Wine Valley. Safety and tranquility are ensured with 24-hour security and biometric access in...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Furnished No

### Exterior

Garages 1  
Carports / Parkings 2  
Security Yes  
Pool No  
Views True

### Sizes

Floor Size 161m<sup>2</sup>  
Land Size 352m<sup>2</sup>

### Extras

24 Hour Access Security Estate

