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Shop 1, Gordana Court,  
22/26 Salisbury Avenue,  
Westville



Web Ref DPR13884



**R2,199,000**

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**Monthly Bond Repayment** R22,697.82  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R89,887.00   **Bond Costs** R34,625.00

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

**Monthly Rates** R1,468

### NOT A CENT TO BE SPENT!

Calling all family-oriented, pet-loving individuals looking for their dream home in the heart of one of KZN's most sought-after suburbs, Berea West. Tucked away in the picturesque surroundings, this 4-bedroom, 2-bathroom house is everything your heart could desire.

Inside the house, you will be greeted by spacious living areas that ensure a practical, comfortable lifestyle. There is a dining room, formal lounge tv lounge and an entertainment lounge.

There is air-conditioning in three of the bedrooms as well as in the lounge / dining room. The bedrooms have beautiful saligna flooring.

Aluminium windows have been added throughout the house

The modern bathrooms (one ensuite) are designed with functionality and elegance in mind. There is a separate guest loo.

On the property there is a 2-bedroom granny cottage and a 12m x 3m...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

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

#### Sizes

Land Size	2,027m <sup>2</sup>
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