



**Jenny Grant**  
082 655 2117  
jennygrant@dpg.co.za

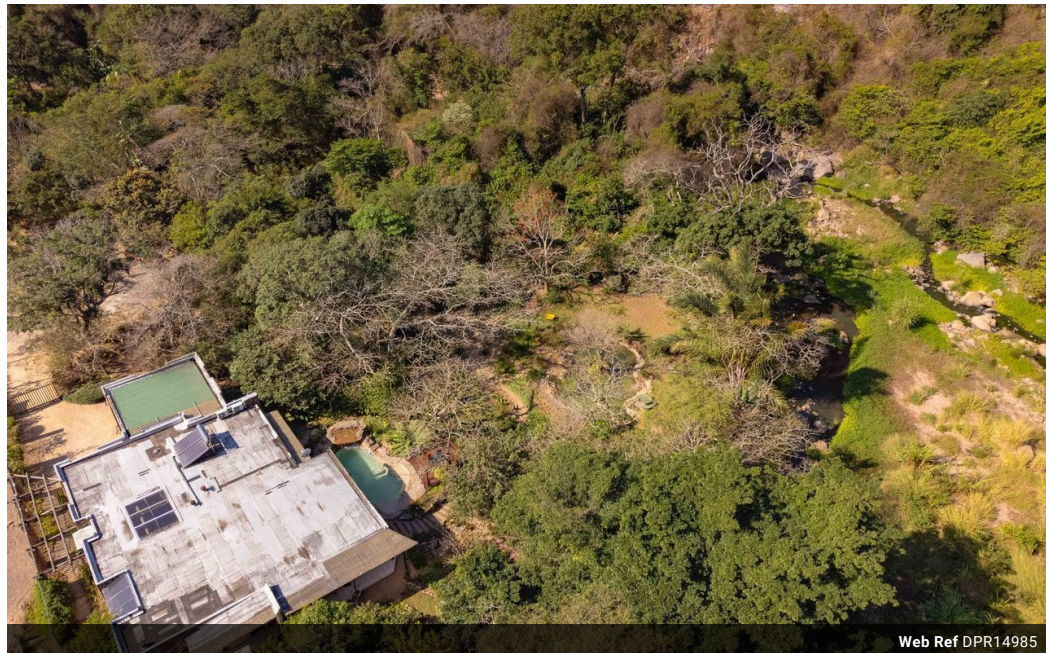


**Sheri Minter**  
031 266 9091  
sheriminter@dpg.co.za

Contact Westville

031 2669091

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



Web Ref DPR14985



**R3,250,000**

3 Bedrooms 3 Bathrooms 2 Carports

**Monthly Bond Repayment** R33,546.12  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,700

**NATURE LOVERS PARADISE**

Unique home designed and built 19 years ago by architect, Dave James. This nature lovers' paradise offers immense peace and tranquillity. Situated in a quiet cul-de-sac, nestled in a landscaped manicured indigenous garden with the Palmiet River and nature reserve on the boundary, the garden has a pond and a heated rock-pool with a waterfall feature and has been voted the best indigenous garden for 4 years in a row.

The home offers 3 spacious, well fitted bedrooms all with immaculate stylish bathrooms, 2 of the bedrooms have sliding doors leading to the garden. There is also a study with 2 fitted desks ideal for working from home, and an area for a home gym with external shower. The separate laundry has built-in cupboards, direct access into a large size double garage with an extra high ceiling and door with a mezzanine...

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	2
Bathrooms	3	Carports / Parkings	3
Kitchens	1	Security	Yes
Recep. Rooms	2	Pool	Yes
Studies	1	Views	True
Furnished	No		
			Floor Size 315m <sup>2</sup>
			Land Size 3,318m <sup>2</sup>

