



**Adelaide Ngwenya**  
0682207670  
adelaidengwenya@dpg.co.za

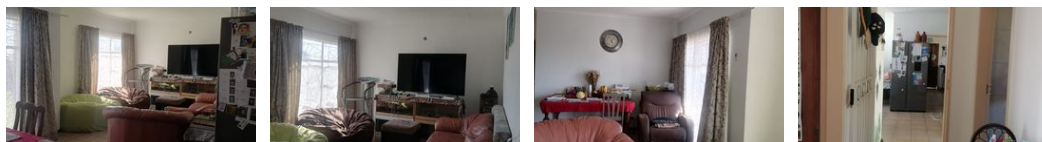
Contact Heidelberg

016 4232876

18 Klip River Drive  
Three Rivers  
Vereeniging



Web Ref DPR13595



**R1,050,000**

3   2   1

**Monthly Bond Repayment** R10,837.98  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00   **Bond Costs** R25,220.00

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

**Monthly Levy** R1   **Monthly Rates** R1,800   **Special Levy** R1

**A 3 Bedroom House With Flatlet!**

This home is perfectly suited for all families, it offers both comfort and convenience, being within walking distance of a primary school and close to various amenities. The well-maintained property features an open-plan lounge and dining area filled with natural light, leading to a patio with double glass doors overlooking the pool area. An additional lounge can serve as an extra living space, study, or office. The spacious kitchen is equipped with built-in cupboards. The home includes three bedrooms, all with built-in cupboards, a bathroom, and a separate toilet.

The exterior is equally impressive, boasting a lovely garden and a Lapa that faces the pool—ideal for entertaining on hot summer days. Another patio, currently used as a gym area, adds to the outdoor appeal. A flatlet with a bedroom, lounge, and bathroom is perfect...

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>	
Bedrooms	3	Garages	1	Land Size
Bathrooms	2	Carports / Parkings	2	1,177m <sup>2</sup>
Kitchens	1	Security	Yes	
Recep. Rooms	2	Dom. Accom.	1	
Studies	1	Pool	Yes	
Furnished	No	Views	False	

**Extras**

Built In Braai Water Tanks Alarm System Electric Fencing Outdoor Beams Wendy House Lapa