



**Cindy Bro**  
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Web Ref DPR18216



**R3,500,000**

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**Monthly Bond Repayment** R36,126.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,714.00   **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,630   **Monthly Rates** R2,000

Location, Location incredible views no houses in front, a home to retire peacefully and feel secure.

A lock up and go home in the sought after Amber Valley lifestyle estate. This beautiful elevated stand overlooks incredible views over the mountains with no houses blocking your views. Its double lock up garages are long so laundry and storage can also be accommodated.

A spacious fully enclosed glass patio with stacking doors opening onto a magnificent garden filled with birds is the highlight of the home. The lounge and open plan dining room lead out onto the patio. The kitchen is completely fitted with walk in pantry, glass top inductor hob and electric oven plus plenty of cupboards and drawers.

The 3 three bedrooms or third bedroom /study/ hobby room all have cupboards plus a linen cupboard. The main en suite bedroom has a walk in closet plus the bathroom. A second guest bedroom shares the other bathroom with the third...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	170m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	True		
Furnished	No				

