

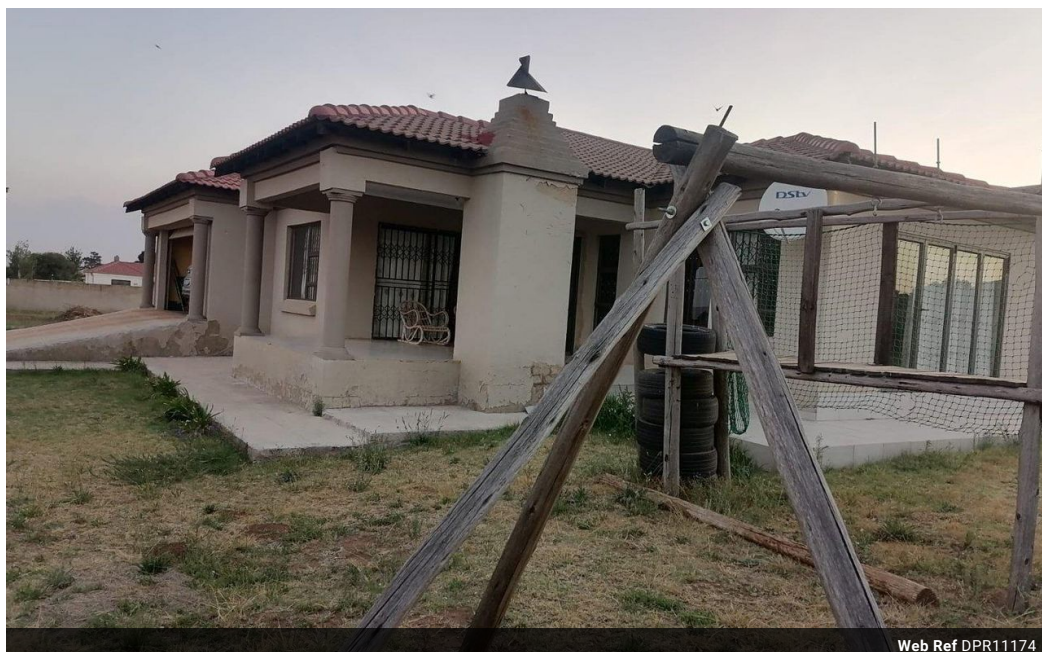


**Adelaide Ngwenya**  
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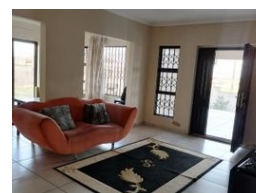
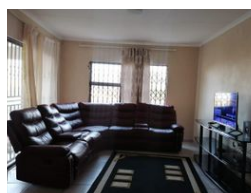
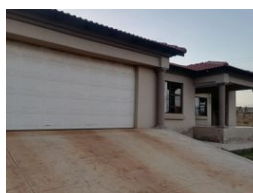
Contact Heidelberg

016 4232876

18 Klip River Drive  
Three Rivers  
Vereeniging



Web Ref DPR11174



**R1,450,000**

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**Monthly Bond Repayment** R14,966.73  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R44,285.00   **Bond Costs** R28,990.00

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

**Monthly Rates** R2,200

**MODERN PROPERTY WITH FLATLET SALE**

This beautiful home is located in James Park next to most amenities in Nigel and is situated close to Heidelberg mall and the N3 highway. This home boasts a spacious lounge, dining room, tv room and a study which can be converted to an extra lounge or entertainment area. There are 3 bedrooms of which the main bedroom comes with an en-suite bathroom and cupboards. Then you also have other 2 extra bathrooms. The kitchen is beautiful with ample built-in cupboards. You will have lovely patio with a built-in braai to entertain your family and friends.

What makes this property a very big investment is not just the modern features, but the flatlet which offers one an open plan kitchen with built-in cupboards, a lounge area and a bedroom with an en-suite bathroom. This can be used as a granny flat, a teen pad or for an extra income....

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Land Size	1,972m <sup>2</sup>
Bathrooms	3	Security	Yes		
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	4	Pool	No		
Furnished	No	Views	False		

