



**Jaco Bender**  
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Contact Dormehl Phalane Group  
Pristine - JHB Northern & Western Suburbs

071 5651106

Katherine Street  
Sandton City  
Johannesburg



SOLE MANDATE

Web Ref DPR16670



**R4,299,995**

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**Monthly Bond Repayment** R44,384.05  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,840.45 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R9,382

**The Ultimate Property Combo: Live, Work & Play All in One!**

Live, Work, Play – All in One Awesome Property!

Looking for more than just a home? This incredible property offers the ultimate package – a family home, business space, party venue, extra income potential, and more! This property is the dream you've been waiting for – with endless possibilities to live, work, and play in style! 🏡🏢🏊‍♂️

Main House – Your New Happy Place!

- 4 Spacious Bedrooms – Tons of room for the whole family (or for extra closet space – no judgment 😊).
  - 2 En-Suite Bathrooms – Mornings just got a lot easier!
  - Big Dining & Living Areas – Perfect for cozy family nights or hosting epic get-togethers. 🍷
  - Fully Equipped Kitchen & Scullery – Cook up a storm, then hide the mess in the scullery. 🍳
  - Entertainment Area with Pool – Host BBQs, pool parties, or just chill by the pool with your favorite drink. 🍹♂️
- More Space?...

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	10	Garages	1	Floor Size
Bathrooms	7	Carports / Parkings	11	Land Size
Kitchens	4	Security	Yes	
Recep. Rooms	6	Dom. Accom.	1	
Studies	1	Pool	Yes	
Furnished	No	Views	False	

**Extras**

Above Road Alarm System Bar Counter Bath, Toilet and Basin Breakfast Nook Built In Braai  
Built in Wardrobes Burglar Bars Covered Patio Curtain Rails Electric Fencing Dishwasher  
Connection Domestic Bathroom Bathroom Factory Guest Toilet Scullery Second House Fibre

