



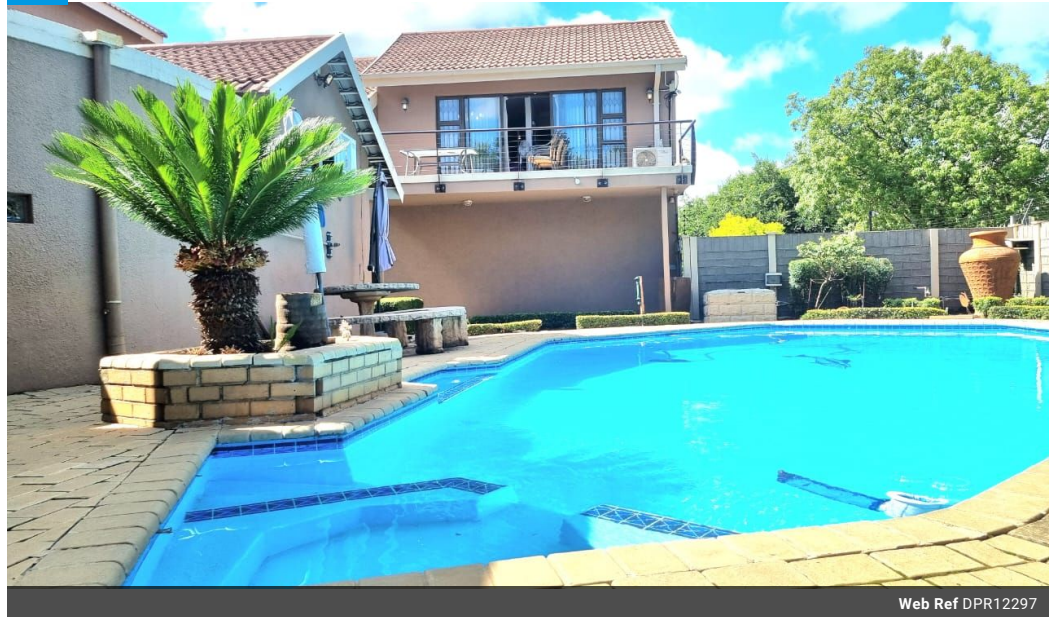
**Estelle Spies**  
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Contact Vereeniging

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18 Klipriver Drive  
Three Rivers  
Vereeniging

NEW



Web Ref DPR12297



R2,170,000

3 2 4

**Monthly Bond Repayment** R22,398.49  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R88,147.00    **Bond Costs** R34,625.00

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

**Monthly Rates** R1,800

### Stunning Home With Spacious Flat!

This stunning 3-bedroom house with a flatlet offers a blend of comfort, convenience, and luxury living. Each of the three bedrooms boasts built-in cupboards, with the main bedroom featuring a lavish walk-in wardrobe and a full en-suite bathroom equipped with his and hers basins. The kitchen is a chef's dream, complete with a gas stove, elegant granite countertops, a walk-in pantry, and a separate scullery with laundry facilities.

Entertaining guests is a delight with an entertainment area that includes a built-in braai and bar, overlooking a meticulously maintained garden and a recently renovated pool.

The spacious dining room and separate living room with a built-in wall unit provide ample space for gatherings and relaxation. Additionally, a large study offers a quiet retreat for work or hobbies. For added convenience, a...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	6
Security	Yes
Pool	Yes
Views	False

#### Sizes

Land Size	1,036m <sup>2</sup>
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#### Extras

Balcony Built In Bar Sprinkler System Closed Circuit TV Irrigation System Alarm System  
Electric Garage Electric Fencing Burglar Bars Air Conditioner Double Storey Security Gate  
Secure Parking