



**Charline Van der Walt**  
0760568279  
charlinevdwalt@dpg.co.za

Contact Vereeniging

016 4232876

18 Klipriver Drive  
Three Rivers  
Vereeniging



Web Ref DPR14486



**R2,650,000**

🛏️ 3   🚿 3   🏠 2

**Monthly Bond Repayment** R27,352.99  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R129,887.00   **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,000

**Stunning Family Home Near Amenities!**

Welcome to your dream home in Falcon Ridge, where luxury meets comfort. This exquisite family residence offers everything you need for a lavish lifestyle and unparalleled entertainment. Step into an entertainer's paradise featuring a Lapa with a built-in bar, a built-in Braai, TV connections, ample space for fridges, a sparkling swimming pool, a pool room, an optional jacuzzi, a koi pond, and a beautiful outdoor bathroom. Designed to impress, every detail of this home exudes elegance and sophistication. Experience ultimate comfort with modern amenities including day and night switches, underfloor heating, and air conditioning in nearly every room.

Each spacious bedroom is warm and inviting, complete with built-in cupboards, TV connections, and special shoe cupboards in the main bedroom. The luxurious en-suite bathroom boasts...

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	2
Bathrooms	3	Carports / Parkings	2
Kitchens	1	Security	Yes
Recep. Rooms	2	Dom. Accom.	1
Furnished	No	Pool	Yes
		Views	False
			Land Size      1,091m²