



Andy Brough
083 2274318
andy.b@harcourts.co.za

Contact Harcourts Mario Ferreira

044 0200169

Shop 5
50 Main Rd
Sedgefield
6573



Web Ref RL42856



R2,750,000

 2  2.5  1

Monthly Bond Repayment R27,918.80

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R137,887.00 **Bond Costs** R40,300.00

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

Monthly Levy R1,334 **Monthly Rates** R1,443

A Home of Distinction in A Garden of Choice

Situated in Aviemore, one of Sedgefield's few gated estates, this two-bedroom, two-and-a-half-bathroom, single-garage property is characterised by attention to detail in finishes and landscaping. The home is surrounded by a lush, carefully tended Indigenous garden with several cycads. Downstairs is an open-plan lounge with a free-standing wood burner and a dining room. The double-volume ceilings create a sense of space and light. The kitchen has a gas /electric stove option and a separate scullery. Double doors lead out onto a north-facing patio with a built-in braai area. The downstairs bedroom has built-in cupboards and French doors onto the Indigenous garden. There is also direct access from the garage into the house. The main bedroom is upstairs (oak balustrading) and has built-in cupboards and an ensuite with a shower....

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	203m²
Bathrooms	2.5	Security	Yes	Land Size	416m²
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

Extras

Backup Water Bath, Toilet and Basin Built In Braai Built in Wardrobes Double Basin Double Storey Fireplace ADSL Above Road Estate Covered Patio Complex Greenhouse Open Plan Kitchen 24 Hour Access Tiled Floors Open Plan