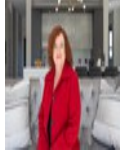




**Willie Marais IV**  
083 562 8601  
willie.iv@love-it.properties



**Berni Erasmus - Key Liaison**  
071 310 9527

enquiries@love-it.properties

Contact Head Office

071 3109527

Plot 103 Hennopsrivier  
Pretoria  
0001



Web Ref RL923



**R8,095,000**

4 4 2

**Monthly Bond Repayment** R83,555.65  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R765,664.00 **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,164 **Monthly Rates** R7,627

## Modern Family Home with 4 Bedrooms, Pool, and Ample Entertainment Space

LPM24-086.1

! CONSTRUCTION STARTED !

### Key Features:

Double carport and double garage with interior access through the scullery  
Open-plan living area with kitchen, lounge, dining room, and covered patio with built-in braai and bar  
Outdoor entertainment featuring a pool, BOMA with firepit and seating, and a spacious garden  
4 bedrooms, all ensuite, including a ground-floor guest suite  
First-floor family area with PJ lounge, coffee station, and private balcony off the main bedroom.

### Ground Floor: Spacious Living and Entertainment

Enter through the covered porch into the welcoming foyer, leading to the heart of the home.

### The living area includes:

A kitchen with a separate scullery that provides access to the kitchen yard and domestic quarters with an ensuite bathroom.  
A dining room and lounge that flow seamlessly to

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	406m <sup>2</sup>
Land Size	900m <sup>2</sup>

### Extras

New Development Security Estate Fibre