



**Troy Hanekom**  
0738191370  
troy@realgroup.co.za

Contact Somerset West  
021 5571428


mmmmmmmm



Web Ref 6397488



**R2,950,000**

 5     3.5

**Monthly Bond Repayment** R30,449.56  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R156,055.00    **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,768

### Dual living family Home in the heart of Worcester

Oozing Character this home is ideal for the extended family. Five good size bedrooms with four bathrooms (Main en-suite). Spacious living rooms with high ceilings and elegant hardwood floors. Open plan kitchen with plenty of built in cupboards, eye level oven, hob, extractor and a separate laundry & scullery with a drying yard. Built in braai off the TV room.

Step outside into this private treed garden with a refreshing pool that just enhances outdoor leisure. Additionally, a separate two-bedroom flatlet with a private yard great to work from home or rent out for extra income. Small work space or storage room at the end of the garden. Parking for three cars under the carport and extra secure parking for guests. Walking distance to primary and high school. This property is ideal for residential living, Guest house of even...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	5	Carports / Parkings	7	Floor Size	500m <sup>2</sup>
Bathrooms	3.5	Security	Yes	Land Size	2,003m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	5				