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Contact Somerset West

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UNDER OFFER



SOLE MANDATE

Web Ref 7078007



**R9,995,000**

**Monthly Bond Repayment** R101,472.13

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R980,126.00 **Bond Costs** R84,785.00

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

**Monthly Rates** R2,404

 5  6  2

### Modern Dual Living Home with Views & Versatility

5 Beds | 5.5 Baths | 2 Garages | ±650m<sup>2</sup> Under Roof | 1,786m<sup>2</sup> Erf

Set in the heart of Helderrand in one of Somerset West's most sort after suburbs. Dual-living family home combines modern clean lines with functional space, perfect for multi-generational living, remote work, or luxury short-term rental income. The main home features 3 spacious en-suite bedrooms, open-plan living and dining, with a beautiful open feel kitchen that flows seamlessly through it's high end stacking doors onto a covered patio, landscaped garden, sparkling pool, and fire pit.

Connected to the main house is a completely separate wing of this home - offering 2 additional ground floor en-suite bedrooms - ideal for older children transitioning into independence, extended family, or even visiting guests. Upstairs to these bedrooms you'll find a bright...

### Features

**Pets Allowed** Yes

#### Interior

|              |   |
|--------------|---|
| Bedrooms     | 5 |
| Bathrooms    | 6 |
| Kitchens     | 1 |
| Recep. Rooms | 3 |

#### Exterior

|                     |     |
|---------------------|-----|
| Garages             | 2   |
| Carports / Parkings | 6   |
| Security            | No  |
| Pool                | Yes |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 650m <sup>2</sup>   |
| Land Size  | 1,786m <sup>2</sup> |