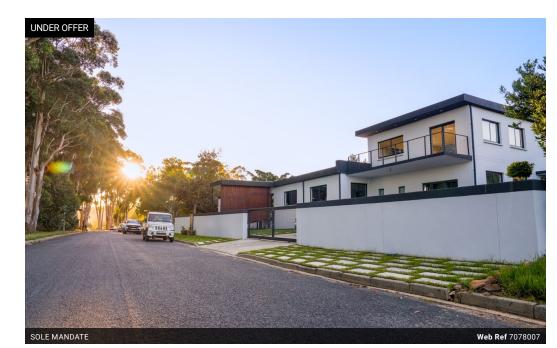




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R9,995,000







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

## Modern Dual Living Home with Views & Versatility

5 Beds | 5.5 Baths | 2 Garages |  $\pm 650 m^2$  Under Roof | 1,786 $m^2$  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		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	650m²
Bathrooms	6	Carports / Parkings	6	Land Size	1,786m²
Kitchens	1	Security	No		
Recep. Rooms	3	Pool	Yes		