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Web Ref RL11711



**R8,900,000**

 6  6  4

**Monthly Bond Repayment** R91,864.77

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R854,214.00 **Bond Costs** R80,035.00

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

**Monthly Levy** R2,800 **Monthly Rates** R2,500

## TWO-IN-ONE FOR FATHER & SON! 6 BEDROOM HOME FOR SALE IN AL ANSAAR ESTATE

Situated in the highly sought after, secure, residential estate of Al Ansaar in Erasmia, this ultra-spacious, low-maintenance home is suitable for 2 families. Having its own separate entrance but also leading directly from one home into the other.

Each home has a large bedroom (ensuite) on the ground floor, open plan living areas, prayer room, guest toilet with wudu stations and modern kitchens with separate scullery area.

There are 2 additional bedrooms each on the first floor, including the MES and a pyjama lounge (which can easily be converted into a fourth bedroom by installing cupboards). Both homes have walk-out balconies offering expansive views of the Erasmia skyline and Al Ansaar Estate.

Both homes have large, double, automated garages which lead directly into the homes.  
There is staff accommodation for 2...

## Features

### Interior

Bedrooms 6  
Bathrooms 6  
Kitchens 2  
Recep. Rooms 6

### Exterior

Garages 4  
Security Yes  
Dom. Accom. 2  
Pool No  
Views Yes

### Sizes

Floor Size 730m<sup>2</sup>  
Land Size 1,204m<sup>2</sup>

### Extras

2 x prayer rooms