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Web Ref RL26177



**R1,695,000**

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**Monthly Bond Repayment** R17,495.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R54,739.00   **Bond Costs** R30,875.00

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

**Monthly Levy** R2,200   **Monthly Rates** R850   **Special Levy** R750

### Stunning 3 Bedroom House For Sale in Monavoni

Welcome to your dream home in the secure and sought-after Stoneridge Sandstone Estate.

This immaculate property boasts 3 Bedrooms, 2 Bathrooms, 2 Garages, Huge Garden, a spacious living area, Study, Open plan kitchen and dining room.

The kitchen has been remodelled and is equipped with a gas stove.

The entire house has been weather proofed against hot and cold weather. The ceiling has been fitted with Aerolite Fluff which keeps the house warm in winter and cool during summer. All windows frames have been fitted with a window frame foam seal.

The house has also been fitted with a Vaccum Tube Solar Geyser System.

The main bedroom is a luxurious retreat with a en-suite bathroom.

All rooms and living areas have been fitted with new light fittings

The lounge has a 24000 btu aircon that cools / heats the entire house

The back...

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1

#### Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Pool	No
Views	Yes

#### Sizes

Floor Size	125m <sup>2</sup>
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#### Extras

Aerolite Fluff in Ceiling, Gas Stove Installation, Vaccum Tube Solar Geyser System, Garden Lights