



**Sona Ramlal**  
0737559312  
sona@choprop.co.za

Contact Choprop Sales

012 6534444

146 Willem Botha Street  
Wierda Park  
0157



Web Ref RL22414



**R2,650,000**

**Monthly Bond Repayment** R27,352.99  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R129,887.00    **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 4     3     2

### 4 Bedroom Duet For Sale in Erasmuskloof

A Duet Size Home with these specifications offers a perfect blend of functionality and luxury. Here's a detailed description:  
Exterior:

**Design:** Modern and compact, with clean architectural lines and stylish finishes. The exterior showcases a well-maintained garden and a paved driveway.

**Parking:** A double garage at the main level and an underground parking area accommodating up to four additional vehicles-ideal for a family or entertaining guests.

**Entertainment Area:** A dedicated braai (barbecue) area near the swimming pool, perfect for hosting gatherings or relaxing on sunny days.

Interior:

Living Spaces:

Two Lounges:

**Main Lounge:** Spacious and bright with large windows or sliding doors, offering a view of the pool and garden.

**Second Lounge:** Can serve as a family room or a cozy...

### Features

Interior		Exterior	
Bedrooms	4	Garages	2
Bathrooms	3	Pool	Yes
Kitchens	1		
Recep. Rooms	3		

#### Extras

Garage undercover parking for 4 cars, Braai area