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146 Willem Botha Street  
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Web Ref RL24031



**R2,350,000**

 4  3  2

**Monthly Bond Repayment** R24,256.43  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R101,552.00 **Bond Costs** R36,530.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Contemporary Family Home In Little Falls

Exquisite freehold residence in Little Falls, where contemporary elegance and comfort create the perfect living space. Priced at R2,350,000, this stunning property is an excellent investment for families or professionals seeking modern living in a sought-after area.

#### Property Features:

- 4 Bedrooms  
Generously sized bedrooms designed for relaxation and comfort. Two of the bedrooms feature en-suite bathrooms, providing privacy and convenience.
- 3 Bathrooms & Guest Toilet  
Modern, sleek bathrooms with quality finishings, plus a convenient guest toilet for visitors.
- Spacious Living Areas  
Two elegant living areas create the perfect space for family gatherings and entertaining.
- Gourmet Kitchen  
A spacious kitchen with modern finishes and ample storage - ideal for creating culinary masterpieces.
- Open Patio  
Step...

### Features

|                     |     |                     |     |
|---------------------|-----|---------------------|-----|
| <b>Pets Allowed</b> | Yes |                     |     |
| <b>Interior</b>     |     | <b>Exterior</b>     |     |
| Bedrooms            | 4   | Garages             | 2   |
| Bathrooms           | 3   | Carports / Parkings | 2   |
| Kitchens            | 1   | Pool                | Yes |
| Recep. Rooms        | 2   |                     |     |
| Studies             | 1   |                     |     |