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Web Ref RL5656



**R3,500,000**

6 3

**Monthly Bond Repayment** R36,126.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,714.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,955

**Spacious Dual-Living Family Home in Fernglen.**

KEY FEATURES: Borehole / Solar Panels (off the grid living)

Located in the peaceful suburb of Fernglen, this expansive corner property offers the ideal setup for two families, multi-generational living, or simply a large family seeking that extra space. With two distinct living areas, this home is designed for versatility and convenience.

One side of the home features an open-plan kitchen with a gas hob, perfect for saving on electricity. It has two bedrooms: one open-plan bedroom and one enclosed bedroom, providing flexibility for various needs. This side also offers two bathrooms-one full bathroom and another with a shower-as well as a private study, ideal for working from home.

Dividing the two living areas is an enclosed braai room with stack-away doors that lead out to the pool, perfect for year-round...

**Features**

**Pets Allowed** Yes

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	6	Carports / Parkings	4	Land Size	1,368m <sup>2</sup>
Bathrooms	3	Security	No		
Kitchens	2	Dom. Accom.	1		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	No		
Furnished	No				

**Extras**

Built-in Wardrobes Covered Parking Study Barbecue Area Air Conditioner Built In Braai Electric Gate Laminated Floors Laundry Totally Walled

