

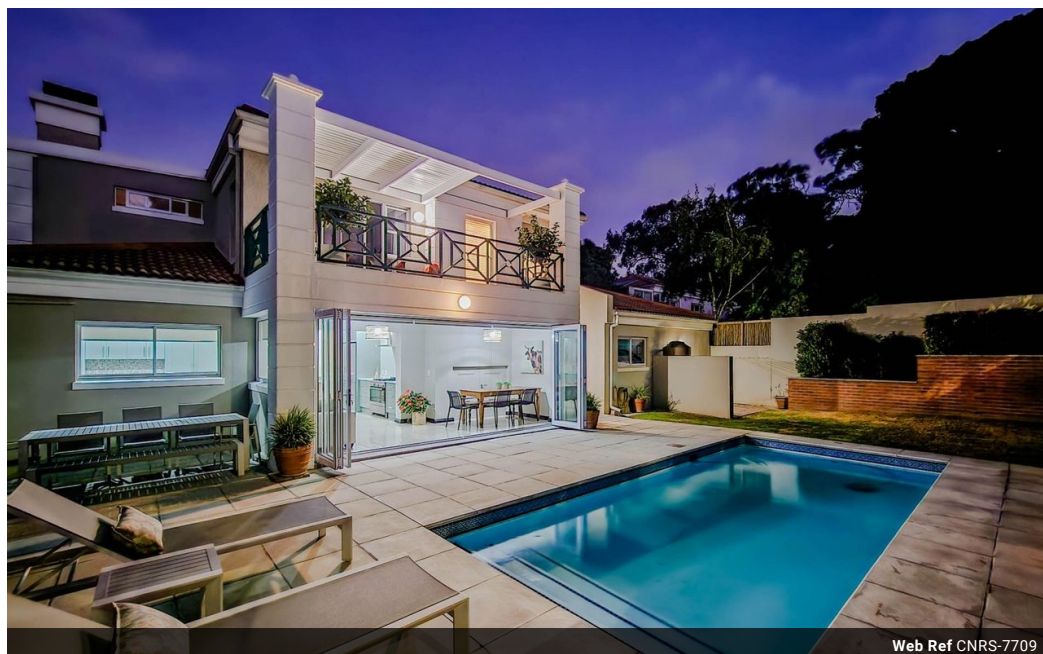


**Christelle de Lucchi**  
084 952 4962  
christelle.dl@everitt.co.za

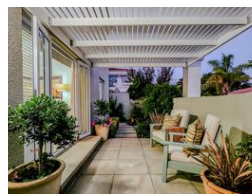
Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



Web Ref CNRS-7709



**R7,495,000**

4 3.5 2

**Monthly Bond Repayment** R77,362.52

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R693,678.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R3,092 **Monthly Rates** R2,223

## YOUR DREAM FAMILY HOME AWAITS IN SECURE VYGEBOORD VILLAGE

Presenting a rare opportunity to own a beautifully upgraded family home in Popular Vygeboord Village, Manned Security Estate.

This home is in impeccable condition, showcasing superior finishes at every turn. Prepare to be captivated by the kitchen – a true centerpiece with impressive stacker doors that seamlessly blend indoor and outdoor living as they open to the inviting pool area.

Enjoy the generous flow of three spacious, open-plan reception areas, perfect for family gatherings and entertaining. The excellent accommodation comprises 2 master suites and 2 well-sized bedrooms, three modern bathrooms (including two luxurious en-suites), and a convenient guest toilet. A valuable bonus is the inclusion of a dedicated office, study, or workroom.

Residents also benefit from a communal borehole and a...

## Features

<b>Pets Allowed</b>		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	351m²
Bathrooms	3.5	Security	No	Land Size	576m²
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	No		
Furnished	No				