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81 Erusmas Drive  
Summerstrand  
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6001

## 3 Bedroom House For Sale in Summerstrand



SOLE MANDATE

Web Ref 6528378



**R2,595,000**

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**Monthly Bond Repayment** R26,345.19

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R123,320.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R2,800

### CHARMING HOME WITH A BEAUTIFUL GARDEN

Welcome to this delightful 3-bedroom home that offers comfort, space, and a touch of elegance. Located in a serene neighborhood, this property boasts the following features:

Three spacious double bedrooms provide ample space for your family or guests.

Enjoy the convenience of two well-appointed bathrooms.

The open-plan design seamlessly connects the living room, dining area, and kitchen, creating a warm and inviting space for gatherings.

Host memorable barbecues and cozy evenings around the indoor braai (barbecue) area has stacker doors that lead out to the pool.

Step outside to a beautifully landscaped garden, perfect for relaxation, gardening, or playtime.

water system.

Securely park your vehicles in the spacious double garage. The property has borehole water and water tanks.

The garden features a charming...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3

#### Exterior

Garages	2
Security	No
Pool	Yes

#### Sizes

Floor Size	258m <sup>2</sup>
Land Size	818m <sup>2</sup>

