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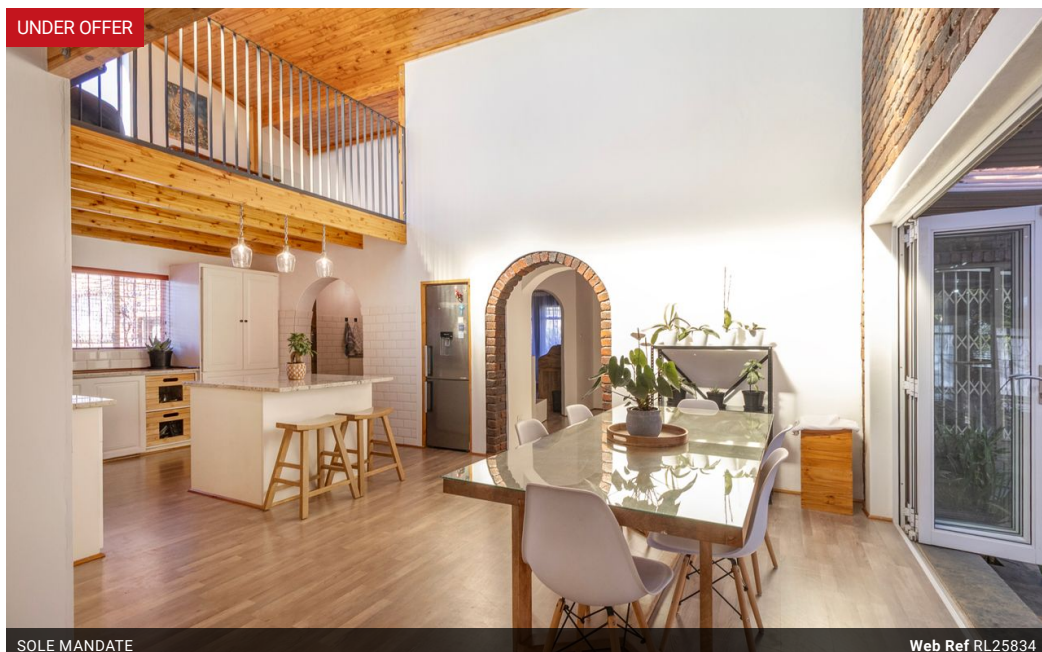
Contact Pretoria East

083 3208084

1st Floor, 59 Regency Drive, Route 21  
Corporate Park, Irene, 0174

## 3 Bedroom Freestanding For Sale in Monument Park

UNDER OFFER



SOLE MANDATE

Web Ref RL25834



**R2,500,000**

3 2.5 2

**Monthly Bond Repayment** R25,380.72

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R1,423.3

### Beautiful 3 bedroom house for sale in Monument park Estate

Modern Farm-Style Sanctuary with Loft, Solar Power & Pet-Friendly Garden Oasis in the boomed of area of Monument park

\*\* Sole Mandate \*\*

Welcome to a home that blends the charm of modern farm-style living with smart design and sustainable features. From warm timber ceilings and exposed beams to sunlit loft spaces and sprawling gardens, this 3-bedroom, 2-bathroom property is more than just a house — it's a lifestyle sanctuary.

At the heart of the home lies a stylish, open-plan kitchen and dining area with granite countertops, a 5-burner gas stove, electric oven, and thoughtful finishes throughout. Just behind a classic sliding barn door, you'll find a spacious scullery and walk-in pantry — a functional and utterly charming addition that speaks to the home's country feel.

The living spaces flow effortlessly, with stacking...

### Features

**Pets Allowed** Yes

#### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2.5 |
| Kitchens     | 1   |
| Recep. Rooms | 2   |
| Studies      | 1   |
| Furnished    | No  |

#### Exterior

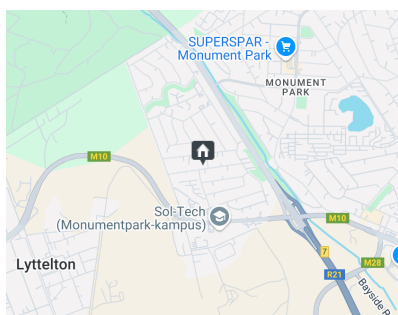
|                     |       |
|---------------------|-------|
| Garages             | 2     |
| Carports / Parkings | 3     |
| Security            | Yes   |
| Pool                | Yes   |
| Views               | False |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 237m <sup>2</sup>   |
| Land Size  | 1,363m <sup>2</sup> |

#### Extras

vegetable garden Fenced Pool Irrigation System



<https://www.threepercent.com>