



**Shaun Harris**  
0829560599  
sales@sitari.co.za



**Trix De Waal**  
0766635812  
sales@sitari.co.za

Contact Somerset West

021 2017337

Sitari Property Sales  
Sitari Country Estate  
Old Main Rd  
Somerset West  
7130

UNDER OFFER



SOLE MANDATE

Web Ref 6596824



R3,699,000



**Monthly Bond Repayment** R38,180.65

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R245,772.00    **Bond Costs** R49,725.00

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

**Monthly Levy** R3,055    **Monthly Rates** R2,000

### A Bright and Spacious 3-Bedroom, 2-Bathroom Family Home for Sale in Sitari Country Estate

This gorgeous property is the perfect family home! Situated in a quiet crescent in the estate and bordering an established, landscaped open space. On entry, you are welcomed to a large, open-plan living/dining area with incredible natural light and open trusses. The living area opens onto a substantial patio that is perfect for entertaining.

The gorgeous kitchen links seamlessly with the living areas and offers premium finishes, quartz counter tops, ample cupboard space and a 900mm Bosch Oven (with gas hob) and extractor. The kitchen also offers a separate scullery which accommodates all major appliances.

The home offers 3 well-appointed bedrooms. The main bedroom has garden access and a modern en-suite bathroom. The 2nd and 3rd bedrooms share a spacious, full family bathroom. All bedrooms have built-in cupboards....

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2

**Exterior**  
Garages 2  
Security Yes  
Pool No

**Sizes**  
Floor Size 200m<sup>2</sup>  
Land Size 400m<sup>2</sup>

