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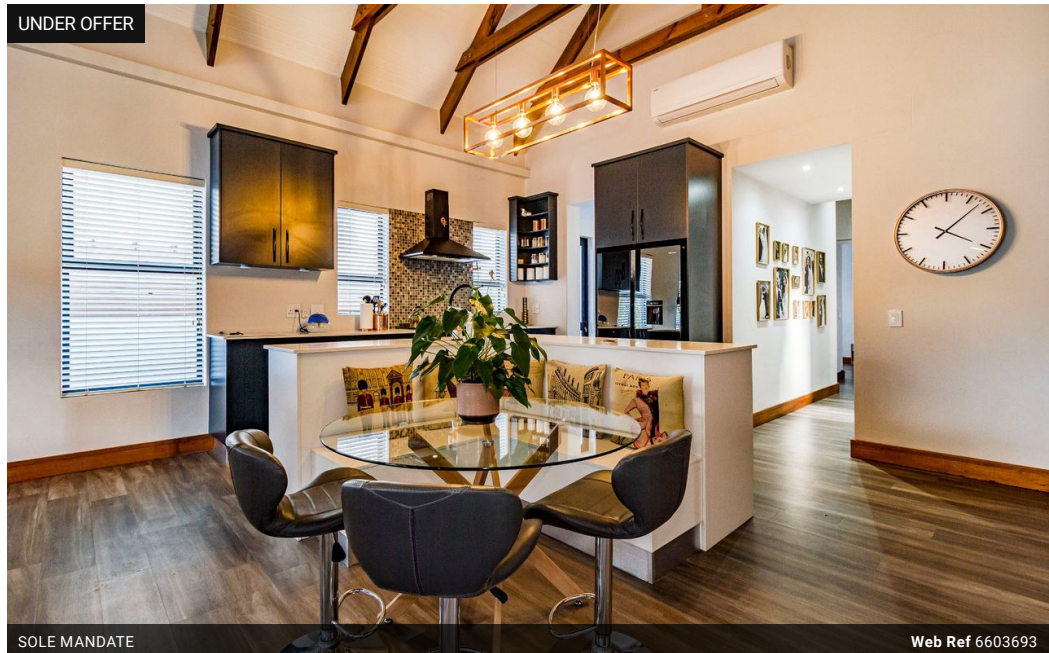
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Contact Somerset West

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

UNDER OFFER



SOLE MANDATE

Web Ref 6603693



R4,250,000

**Monthly Bond Repayment** R43,868.01  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R313,341.00    **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3    2.5    2

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

### Beautifully Designed 3-bedroom, 2.5-bathroom Family Home for Sale in Sitari Country Estate

This exceptional property is situated on a quiet road in the heart of Sitari. On entry to the home, you are welcomed to an incredible, air-conditioned, open-plan living/dining area with a gorgeous, central, feature gas fireplace. This space links seamlessly with the modern, beautifully appointed kitchen which includes a 900mm Smeg Oven, hob and extractor, ample cupboard space, a built-in dining nook and boasts a separate scullery.

• BUY DIRECTLY through the ONLY ON-SITE AGENTS – TALK TO THE BEST • MOVE-IN READY •

Set off from the kitchen is another entertainment area/braai room which offers a built-in braai, built-in server/counter and large stacker doors that open up onto a private patio which includes an indulgent, private hot tub.

The 3 bedrooms are well-appointed and separate from the living areas. The spacious...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 4  
Studies 1

**Exterior**  
Garages 2  
Security Yes  
Pool No

**Sizes**  
Floor Size 238m<sup>2</sup>  
Land Size 475m<sup>2</sup>

