



**Gloria Koaho**  
073 432 3719  
gloria@nepgroup.co.za



**Calvin Mutimbanyoka**  
067 069 2327  
calvin@nepgroup.co.za



**Rachelle Laurens**  
060 039 6232

rachelle@nepgroup.co.za

Contact Head Office

011 8056316

Third Floor Office Block F  
Hertford Office Park  
90 Bekker Rd  
Vorna Valley  
Midrand



SOLE MANDATE

Web Ref RL232081



**R1,685,000**

**Monthly Bond Repayment** R17,106.61

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R54,139.00

**Bond Costs** R30,875.00

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

4 2.5

Brand New Spacious 4 Bedroom Family House.

Last Chance To Buy At The 2024 Price - Luxury 3 Bedroom for Sale in Vanderbijlpark's Royal Emfuleni Security Estate

Experience modern living in the T-12 | 146m<sup>2</sup> full-title duplex home with a private stand.

As you step into this stunning home. As you enter the living room captures your attention, with enough space for a living and dining room area, featuring a sizable sliding door that effortlessly opens to the garden. The adjacent granite-top kitchen, adorned with elegant cupboards that adds a touch of sophistication. In the foyer you will find a bathroom next to the main entrance.

On the first floor this unit comprises four bedrooms – a main bedroom with a beautiful large ensuite bathroom, two bedroom down the hallway and a versatile fourth room, suitable for a study. A second bathroom accompanies the hallway on the first...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	False

### Sizes

Floor Size	146m <sup>2</sup>
Land Size	485m <sup>2</sup>

### Extras

24 Hour Access Communal Braai Area Fibre Solar Geyser Bath, Toilet and Basin Breakfast Nook Burglar Bars Carport Double Basin Double Parking Driveway Electric Fencing Estate En Suite Garden Landscaped Scullery Security Estate

