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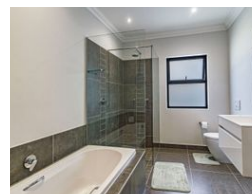
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Sitari Property Sales  
Sitari Country Estate  
Old Main Rd  
Somerset West  
7130



SOLE MANDATE

Web Ref 7073931



R4,895,000

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**Monthly Bond Repayment** R49,695.46

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R390,795.00 **Bond Costs** R61,035.00

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

**Monthly Levy** R3,295 **Monthly Rates** R2,229

### Spacious, Stylish & Perfectly Positioned Family Home in Sitari Country Estate

Located in a prime position within the sought-after Sitari Country Estate, this beautifully designed 3-bedroom, 2.5-bathroom home offers a rare combination of space, style, and serenity.

The heart of the home is a generous open-plan kitchen, dining, and living area, enhanced by exposed trusses that add character and volume. The seamless indoor-outdoor flow leads to a spacious patio, ideal for entertaining family and friends. The north-facing orientation ensures natural light floods the living spaces throughout the day, creating a warm and inviting atmosphere. The main bedroom is a luxurious retreat, featuring a modern en-suite bathroom and a walk-in dresser, offering both comfort and functionality. The remaining bedrooms share a well-appointed family bathroom, while a separate guest toilet adds extra convenience for...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	231m <sup>2</sup>
Bathrooms	2.5	Security	Yes	Land Size	605m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2				

