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

UNDER OFFER



SOLE MANDATE

Web Ref 6333873



R4,450,000

**Monthly Bond Repayment** R45,932.38

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R337,509.00

**Bond Costs** R57,265.00

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

**Monthly Levy** R2,520

**Monthly Rates** R1,800



### Beautiful Newly Built Home for Sale in Sitari

Introducing a breathtaking 3-bedroom sanctuary nestled within Sitari Country Estate. This captivating home boasts 2 bathrooms, a generously sized open-plan kitchen with a scullery and living area, complemented by an inviting open-plan braai room.

**\*BUY DIRECTLY through the ONLY ON-SITE AGENTS – TALK TO THE BEST!\* NO TRANSFER DUTY! \***

Feel the cozy embrace of a built-in fireplace, perfect for chilly winter evenings. Step outside to a tranquil enclosed landscaped garden, offering a serene escape just beyond your doorstep.

SITARI COUNTRY ESTATE BOASTS IMPRESSIVE FEATURES THAT INCLUDE:

- An exceptional main gatehouse with 24/7 manned patrol
- Perimeter security of the highest standard in South Africa
- The reinstatement of a 22-hectare wetland, home to indigenous plant and animal life
- A beautiful windmill park...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	3

#### Exterior

Garages	2
Security	Yes
Pool	No

#### Sizes

Floor Size	210m <sup>2</sup>
Land Size	477m <sup>2</sup>

