



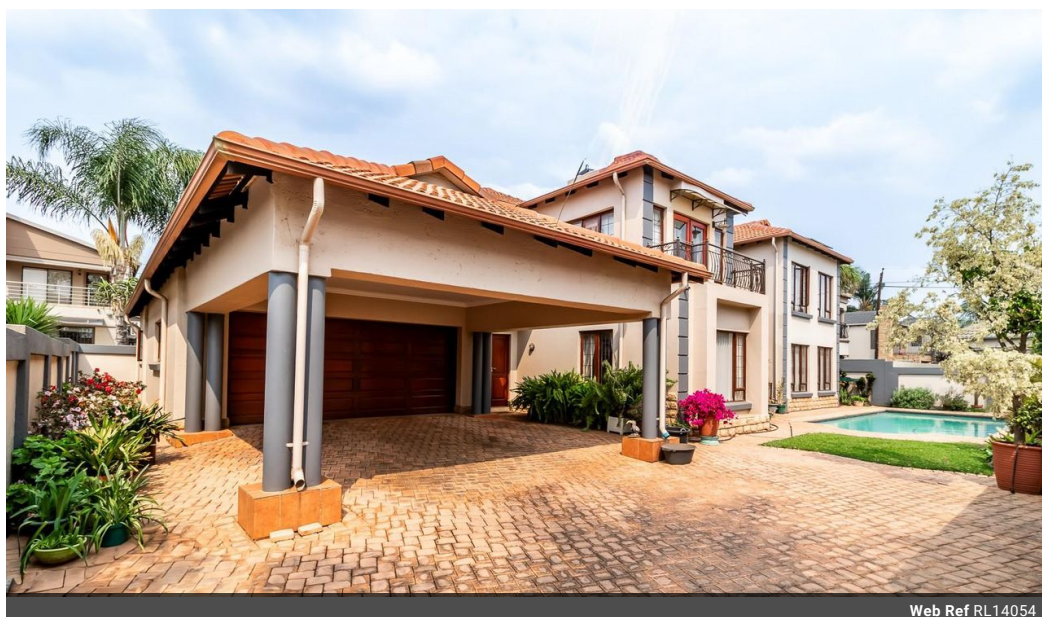
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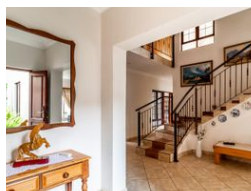
081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria

## 3 Bedroom Gated Estate For Sale in Rose Acres Estate



Web Ref RL14054



**R3,100,000**

🛏 3 🚿 2.5 🚗 2

**Monthly Bond Repayment** R31,472.10

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R173,379.00 **Bond Costs** R44,070.00

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

**Monthly Levy** R1,100 **Monthly Rates** R1,200

Beautiful double storey 3 bedroom, home in Rose Acres Estate, Montana

You will be the envy of friend and family in this beautiful home in safe and popular Rose Acres Estate.

The double storey home welcomes you through a double wooden door into an entrance hall, providing access to the double garage and the open plan living area to the one side and a separate lounge to the other.

The open plan living is spacious with enough room for a dining room and second lounge. A luxurious kitchen with durable granite counter tops, perfect design and loads of storage is complimented with a full scullery.

Two additional downstairs rooms can be used as study / games room or even bedroom.

The entertainment opportunity is further enhanced by access to the patio with built in braai, space for a crowd and the beautiful swimming pool.

Upstairs is a nice landing area with loads of storage and three bedrooms with...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	424m <sup>2</sup>
Land Size	595m <sup>2</sup>

