



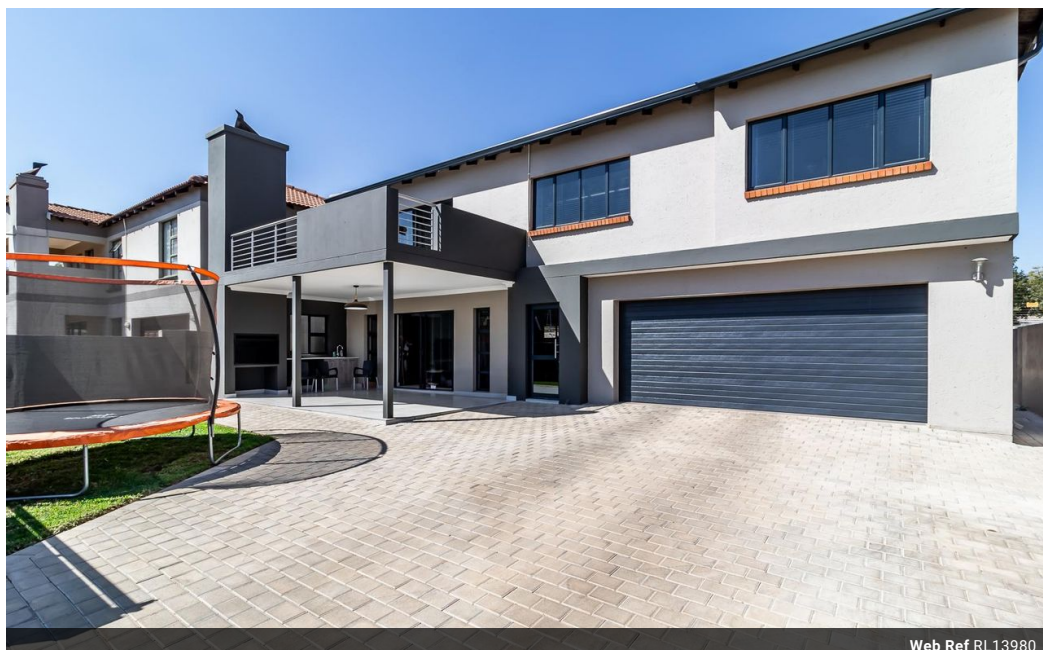
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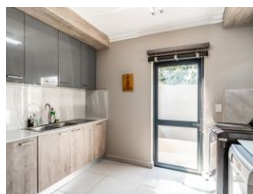
081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria

## 4 Bedroom Gated Estate For Sale in Sinoville



Web Ref RL13980



**R3,250,000**

4 2.5 2

**Monthly Bond Repayment** R32,994.94

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00

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

**Monthly Levy** R1,676 **Monthly Rates** R1,183

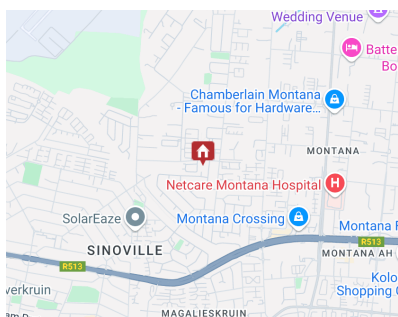
### Modern Elegance Meets Cozy Comfort

This ultra-modern and sleek double-story home offers the perfect blend of elegance and practicality and is located in Sinoville, Pretoria. Featuring four spacious bedrooms and two beautifully designed bathrooms, one of which is an en suite, this property is equipped with energy-efficient gas geysers/boilers. The open-plan kitchen, living, and dining areas create a seamless flow, ideal for family gatherings and entertaining guests. A gas fireplace in the living area ensures that cold winter nights are cozy and warm, adding to the home's inviting atmosphere. A convenient guest bathroom is also located on the ground floor.

The property includes a versatile multi-purpose storeroom, adding to its functionality. Located within a gated and secure estate, this home offers a peaceful lifestyle with the necessary security. The bedrooms...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	258m <sup>2</sup>
Bathrooms	2.5	Security	Yes	Land Size	349m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				



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