



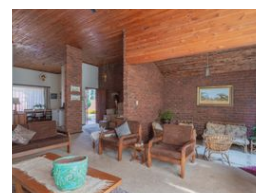
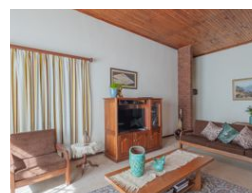
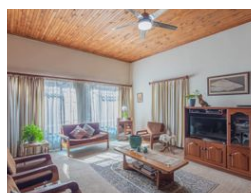
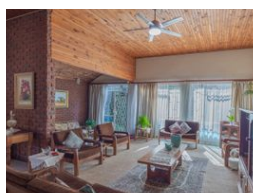
Johan Botha -  
Wonderboom &  
Magalieskruin  
0837782731  
johan@justimagineproperties.com

Contact Head Office

081 4042817

5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria

## 4 Bedroom House For Sale in Wonderboom



**R2,395,000**

4 2 2

**Monthly Bond Repayment** R24,314.73

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R105,152.00 **Bond Costs** R36,530.00

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

**Monthly Rates** R1,100

### Spacious 4-Bedroom Family Home with Study and Ample Parking

This well-maintained home offers a comfortable layout and plenty of space for the whole family. Features include:

- TV Room – Ideal for family movie nights or relaxing after a long day.
- Dining Room – Perfect for entertaining guests or enjoying daily meals.
- 4 Spacious Bedrooms – Offering comfort and privacy for each family member.
- Private Study – A quiet space for working from home or kids' homework.
- Modern Kitchen – Fitted with granite countertops and ample cupboard space.
- 2 Full Bathrooms – Main en-suite with a bath; second bathroom with both bath and shower for convenience.
- Outside Room with Toilet

Parking is no problem:

- Double Garage – Secure parking.
- 2 Carports – Additional covered parking for guests or extra vehicles.

Words and phrases have strong meanings. The word JUST would refer to being "treated..."

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	2			Carports / Parkings	2
Kitchens	1			Security	No
Recep. Rooms	2			Dom. Accom.	1
Studies	1			Pool	No
Furnished	No			Views	False
				Sizes	
				Floor Size	346m <sup>2</sup>
				Land Size	1,291m <sup>2</sup>

