



**Paul Chiley**  
0615481918  
paul.chiley@crafthomes.co.za



**Zayd Walljee**  
0824380019

zayd.walljee@prelovedhomes.co.za



**Merice Rassie**  
0731562132

merice.rassie@prelovedhomes.co.za

Contact Pre Loved Homes

086 002 7238

52 Grosvenor road  
Fairway Office Park  
Bryanston  
2021



Web Ref RL669



R1,250,000



**Monthly Bond Repayment** R12,902.35  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R36,117.00    **Bond Costs** R27,105.00

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

**Monthly Rates** R900

### Safe and Secure Family Home

It's a fully re-painted house...

- \* 2 entrances | one with a double locked up garage and locked gate. The other one with a remote-controlled gate (battery flat) with a double carport.
- \* Electric fence around the property (working order)
- \* Big open plan living room with pine ceiling repainted and newly retiled.
- \* Huge kitchen with lots of cupboard space and space for all appliances incl microwave, dishwasher, washing machine, and fridge.
- \* Kitchen has a 4 plate gas stove and oven, and 48kg gas bottle (bottle needs to be refilled)
- \* Next to the kitchen, you'll find a nice and neat, big dining room.
- \* The house also has an entertainment area of which is currently being used as an extra bedroom and game room. Newly tiled and leads out to the swimming pool with outside braai.  
(Can be used as a great playroom....)

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2

#### Exterior

Garages	2
Carports / Parkings	2
Pool	Yes

#### Sizes

Floor Size	200m <sup>2</sup>
Land Size	679m <sup>2</sup>