



**Louis Braack**

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Web Ref RL6568



**R3,900,000**

**Monthly Bond Repayment** R40,255.35

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R270,050.00    **Bond Costs** R51,610.00

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

**Monthly Levy** R2,700    **Monthly Rates** R2,377.1



### 3 Bedroom Freehold For Sale in Bateleur Estate

This stunning off-the-grid modern house is situated next to a lush green belt, overlooking a beautiful expanse of open land frequented by impalas. The property features three spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those looking for a peaceful retreat.

#### Key Features

Bedrooms: 3

Bathrooms: 2

Living Space: Open-plan design with abundant natural light

Braai Room: Spectacular entertainment area with air conditioning

Energy Efficiency: Fully off the grid

Location Highlights

Bateleur offers a unique combination of natural beauty and community amenities:

#### Dams:

Nearby dams provide a picturesque setting for outdoor activities such as catch and release fishing and picnicking. The serene waters attract various bird species, enhancing the area's biodiversity.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	Yes

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	290m <sup>2</sup>
Land Size	806m <sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Air Conditioning Unit Country Living Intercom Architect Designed

