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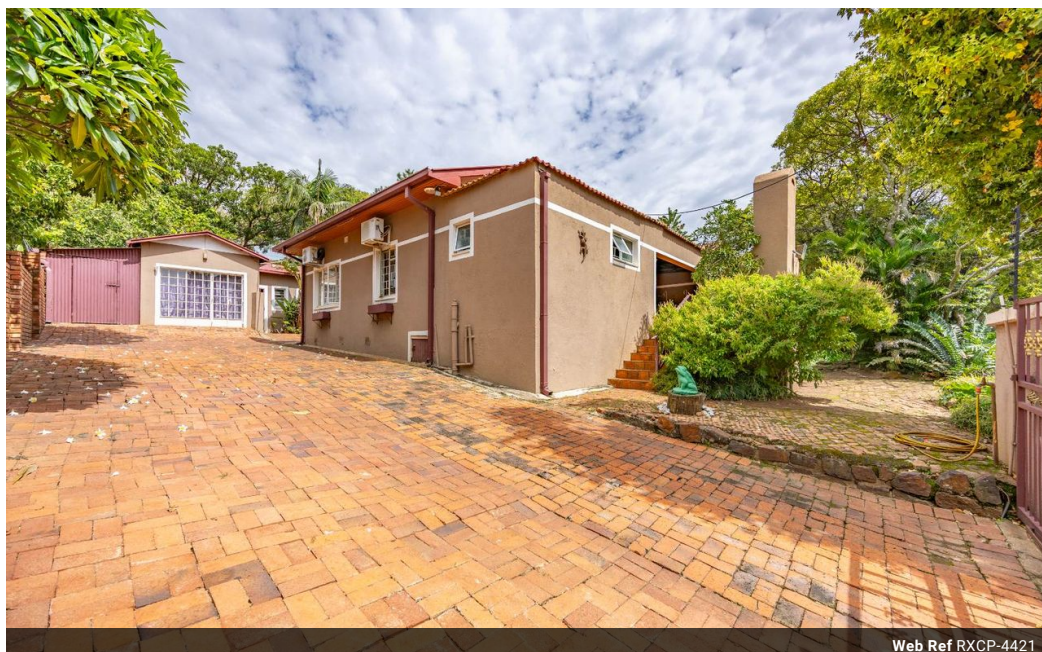
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Contact RE/MAX-Property  
Merchants (Mooikloof)

012 4801752

739 Blesbok street, Pretoria ,0002

## 3 Bedroom House For Sale in Groenkloof



Web Ref RXCP-4421



**R3,500,000**

3 2

**Monthly Bond Repayment** R34,943.30

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R221,855.00 **Bond Costs** R47,840.00

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

**Monthly Rates** R1,400

### House For Sale in Groenkloof, Pretoria

This stunning 3-bedroom family home in the sought-after Groenkloof Security Village offers spacious living, modern comforts, and a fully equipped garden cottage (currently rented for R6,000/month, including water and prepaid electricity). Perfect for investors or extended families, this property combines security, sustainability, and style.

Features Include:

? Main House:

3 Bedrooms (all with air conditioning; main en-suite)

2 Bathrooms (main en-suite + guest bathroom) + guest toilet

Spacious living areas with a cozy fireplace

Dining room for family gatherings

Modern kitchen with gas & electric stoves + 3 appliances

Additional flexi-room (study/guest bedroom/extra lounge)

Linen cupboards for ample storage

Entrance hall & charming front porch

? Income-Generating Flatlet:

Fully...

### Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	3	Pool	No
Bathrooms	2	Views	No
Kitchens	1		
Recep. Rooms	1		
		Sizes	
		Floor Size	350m <sup>2</sup>
		Land Size	1,385m <sup>2</sup>