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21 Silver Fountains, Silver Lakes Golf Estate

UNDER OFFER



SOLE MANDATE

Web Ref RT5112



**R3,950,000**

4 3 2

**Monthly Bond Repayment** R40,101.54

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R275,550.00 **Bond Costs** R51,610.00

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

**Monthly Levy** R1,683 **Monthly Rates** R3,157

Beautiful home in The Hills Game Reserve Estate, Pretoria East.

Exclusive Mandate!

Bright and welcoming with a modern edge, this single-storey four-bedroom home in The Hills Game Reserve Estate offers a well-planned layout that suits both everyday living and relaxed entertaining.

The home is divided into two distinct areas: one side features the four bedrooms and a pyjama lounge, while the other is dedicated to a spacious open-plan living and dining area. Vaulted ceilings with exposed trusses add volume and visual interest, while large windows and glass doors invite natural light into the space while allowing an easy flow between the interior and the garden outside.

The kitchen is both functional and attractive, with a long centre island that offers bar seating and under-counter storage, paired with white countertops and a textured subway tile backsplash. A freestanding gas hob and...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Furnished	No

### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	245m <sup>2</sup>
Land Size	672m <sup>2</sup>

### Extras

24 Hour Access Aluminium Window Contemporary Wildlife Estate Security Estate Oven And Hob Backup Water Built In Braai Built in Wardrobes Covered Patio Eco Estate Fibre Garden Terrace Immaculate Condition Irrigation System Landscaped Nature Reserve Lifestyle Open Plan Special Feature Patio