



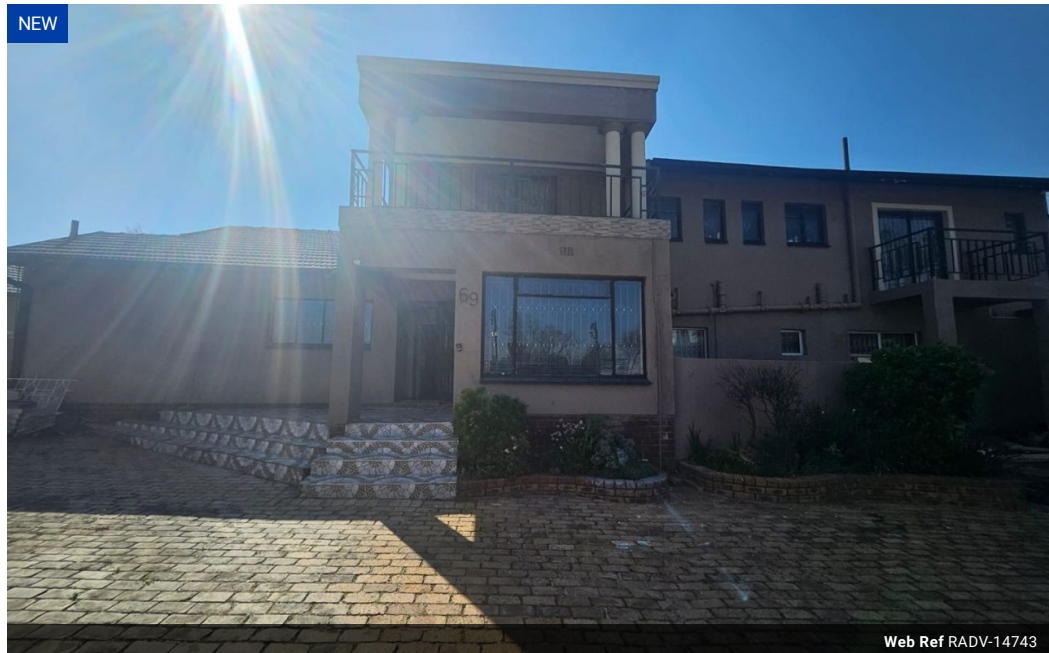
**Charnel Fox**  
063 278 2388  
charnel@remax-  
advantage.co.za

Contact RE/MAX-Advantage  
(Rosebank)

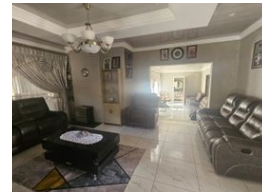
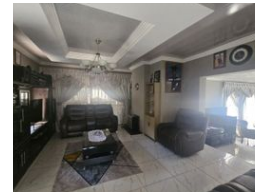
011 4476763

247 Jan Smuts Avenue, Dunkeld West 2196

NEW



Web Ref RADV-14743



**R2,200,000**

 4  3  2

**Monthly Bond Repayment** R22,335.04

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R89,947.00 **Bond Costs** R34,625.00

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

**Monthly Rates** R2,500

## House For Sale in Eden Glen, Edenvale

Welcome to this beautifully presented freestanding home, nestled in the secure and serene suburb of Eden Glen. From the moment you arrive, the charming entrance sets the tone for what's inside—space, style, and warmth.

This spacious home offers two inviting lounges, a formal dining room, and a cozy study area—perfect for work-from-home needs or a quiet reading corner. With four generously sized bedrooms, three bathrooms, and a guest toilet, there's ample space for the whole family and visiting guests.

The heart of the home is a modern kitchen, boasting elegant black marble countertops, plenty of storage, and a separate laundry room for added convenience. Step outside to a lush, expansive garden complete with a sparkling pool—ideal for weekend braais and relaxed family...

## Features

### Interior

Bedrooms 4  
Bathrooms 3  
Recep. Rooms 3

### Exterior

Garages 2  
Pool No  
Views No

### Sizes

Floor Size 1,028m<sup>2</sup>  
Land Size 1,028m<sup>2</sup>