



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

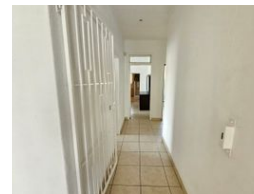
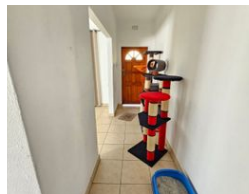
Contact RE/MAX-Advantage  
(Rosebank)

011 4476763

247 Jan Smuts Avenue, Dunkeld West 2196



Web Ref RADV-14796



### R1,850,000

 3  2  2

**Monthly Bond Repayment** R18,781.74

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R66,206.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R1,526.4

### House For Sale in Edenvale Central, Edenvale

Situated in the heart of Edenvale, this delightful family home combines comfort, space, and great investment potential. It features three well-sized bedrooms and two neat bathrooms, along with a spacious lounge and a dining room area that's perfect for gatherings and family meals.

The separate kitchen is functional and neatly laid out, offering ample cupboard space and practicality for everyday living. Just off the dining area, you'll find a private bachelor flatlet complete with its own bathroom and kitchenette – ideal for a student, extended family, or rental income.

In the backyard, a separate one-bedroom cottage offers a spacious bedroom, a full bathroom, and a generous open-plan lounge and kitchen area. Whether used as an income-generating flatlet, guest accommodation, or a private office,...

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Recep. Rooms	2
Studies	1

**Extras**  
Flatlet

#### Exterior

Garages	2
Dom. Accom.	1
Pool	No
Views	No

#### Sizes

Floor Size	991m <sup>2</sup>
Land Size	992m <sup>2</sup>