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PROPERTY GROUP



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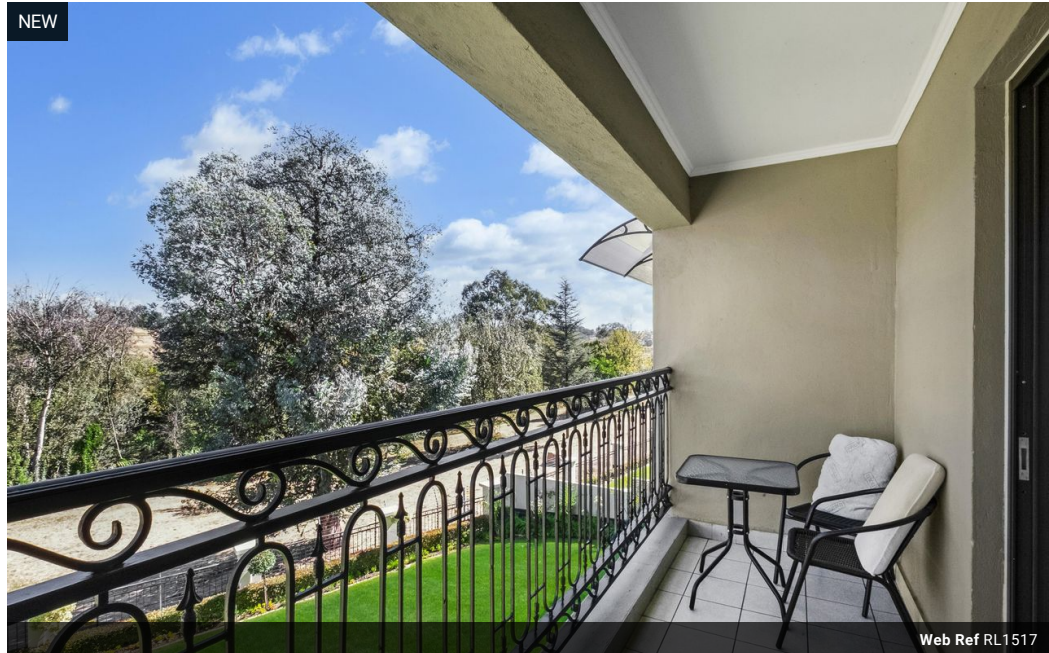
Contact Head Office

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Unit 1 Cyrus House (Building 13) Mulberry  
Hill Office Park, Dainfern, Sandton, 2191

## 4 Bedroom Cluster For Sale in Craigavon

NEW



R4,500,000

4 3 2

**Monthly Bond Repayment** R45,685.30

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R2,000 **Monthly Rates** R2,000

### Elegant Home in Prestigious Estate

Located in the highly sought-after Mont Tremblant Estate, this spacious and sophisticated 4-bedroom, 3.5-bathroom residence offers the perfect blend of modern design, functional living, and secure, estate-style comfort. Set on a generous 517 square metre stand, the home is a showcase of Galencia Properties' signature craftsmanship and contemporary aesthetic.

The open-concept layout boasts a generous lounge and dining area-ideal for entertaining 10+ guests with ease. The sleek, modern kitchen is complemented by a separate scullery with direct garden access. Practical features such as under-stair storage and a guest cloakroom further enhance everyday convenience.

Designed for indoor-outdoor living, the home includes a built-in braai area and a professionally landscaped garden-perfect for relaxed family gatherings. This unit...

### Features

**Pets Allowed** Yes

#### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 4   |
| Bathrooms    | 3   |
| Kitchens     | 1   |
| Recep. Rooms | 2   |
| Studies      | 1.5 |

#### Exterior

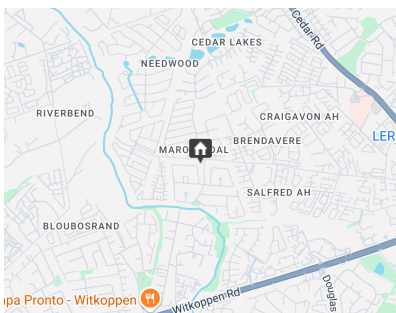
|                     |     |
|---------------------|-----|
| Garages             | 2   |
| Carports / Parkings | 2   |
| Security            | Yes |
| Pool                | Yes |
| Views               | Yes |

#### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 256m <sup>2</sup> |
| Land Size  | 517m <sup>2</sup> |

#### Extras

Pets Allowed Balcony Shared Pool Closed Circuit TV Borehole Built In Braai Electric Garage Intercom Guard Guard House



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