



**Chris Herbst**  
0832907420  
chris@nspropertysolutions.co.za

Contact NS Property Solutions

021 987 0220

57 Darwin Road  
Kraaifontein  
7570



Web Ref RL4476



**R2,990,000**

**Monthly Bond Repayment** R30,862.43  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R180,248.00    **Bond Costs** R48,785.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R789

4    2    2

### \$ Bedroom house plus Granny Flat

This charming corner plot offers tons of potential with an extra side entrance perfect for vehicles and easy access to the bachelor granny flat. While it does need a bit of TLC, it's an exciting project for the handyman ready to add their personal touch!

The main house features 4 spacious bedrooms, two tiled bathrooms, and a cozy, old-style kitchen complete with a huge fireplace and a Dover stove. You'll love the two generous living areas, plus there's an extra storeroom tucked between the garage and house.

The cozy granny flat offers a private room and bathroom with shower, toilet, and basin. For car lovers, the double garage with service pit is a dream. Don't forget the pool, perfect for relaxing or entertaining on sunny days!

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	4	Garages	2	Floor Size
Bathrooms	2	Carports / Parkings	4	Land Size
Recep. Rooms	3	Pool	Yes	280m <sup>2</sup>
				907m <sup>2</sup>