


**Kosie Meissenheimer**

Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 027 717 8)

081 282 1889

kosie@nspropertysolutions.co.za


**Sonja Meissenheimer**

Non-Principal Property Practitioner  
Registered with PPRA

(FFC 027 774 7)

081 282 1889

sonja@nspropertysolutions.co.za

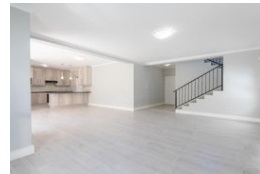
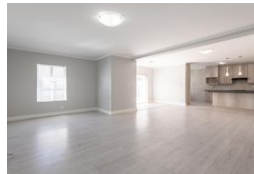
Contact NS Property Solutions

**021 987 0220**

57 Darwin Road  
Kraaifontein  
7570



Web Ref RL4493



**R2,800,000**

 3  2.5  2

**Monthly Bond Repayment** R29,379.17

Calculated over 20 years at 11.25% with no deposit.

**Transfer Costs** R157,324.00 **Bond Costs** R46,761.50

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

**Monthly Levy** R1,179 **Monthly Rates** R925

### PRIME LIVING IN SOUGHT-AFTER LANGEBERG RIDGE

Nestled in a well-managed complex, this beautiful home offers everything you need for comfortable, convenient living.

Key Features of this neat property include:

**Spacious Living Areas:** Open concept dining room, lounge and indoor braai area, with laminated flooring and sliding door leading to the lush green garden - perfect for entertaining.,

**Modern open plan Kitchen:** Equipped with a hob, under counter oven, extractor fan, breakfast counter, and space for a washing machine and dishwasher.

**Comfortable Bedrooms:** Three bedrooms with built-in cupboards and laminated flooring.

**Bathrooms:** Two well-appointed bathrooms, plus a guest toilet for added convenience.

**Secure Parking:** Double garage with direct access and an additional guest toilet.

**Utilities:** Prepaid water and electricity.

**Family-Friendly Features:** Close to all...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Recep. Rooms	2.5

#### Exterior

Garages	2
Carports / Parkings	2
Pool	No

#### Sizes

Floor Size	174m <sup>2</sup>
Land Size	148m <sup>2</sup>