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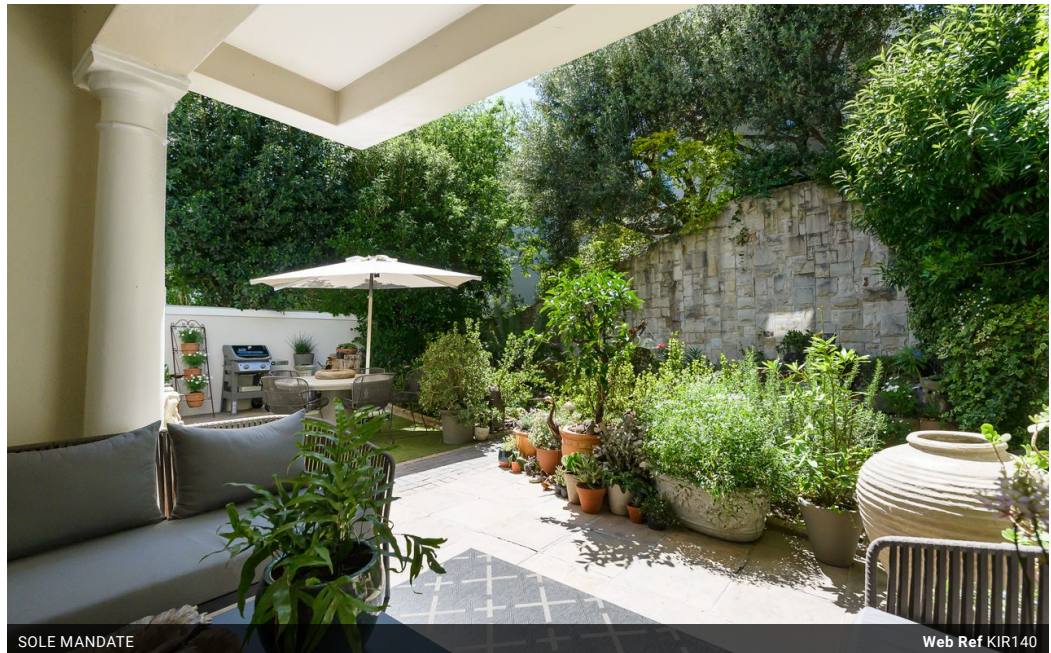
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Contact Gardens

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11a De Lorentz Street,  
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SOLE MANDATE

Web Ref KIR140



**R12,000,000**

3 3 2

**Monthly Bond Repayment** R123,862.61  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,212,289.00 **Bond Costs** R94,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,165.7 **Monthly Rates** R5,360

### Private Oasis in the Heart of St Johns Estate

Nestled in a lush, secluded oasis in this sought after security estate with a mountain stream at the bottom of the garden, is this exquisite home with a harmonious blend of indoor comfort and outdoor splendour. The large open plan living area with a gas fireplace and comfortable air-conditioning for all year comfort flows onto a covered lounge terrace that extends into a spacious lawned dining area, ideal for al fresco meals and lively braais with family and friends. A small bridge over the meandering stream takes you to a small private terrace from where one can enjoy the pretty façade of this classic Georgian home with its elegant shutters framing the serene views.

The solid oak kitchen with granite tops is a chef's delight, equipped with integrated Bosch appliances, including a 5-plate gas hob and extractor fan, 2...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 2  
Furnished No

**Exterior**  
Garages 2  
Security Yes  
Pool Yes  
Views True

**Sizes**  
Floor Size 223m<sup>2</sup>  
Land Size 201m<sup>2</sup>

**Extras**  
Air Conditioner Underfloor Heating