



**Phillip van der Merwe**  
0662935896  
phillip@apexhomes.co.za



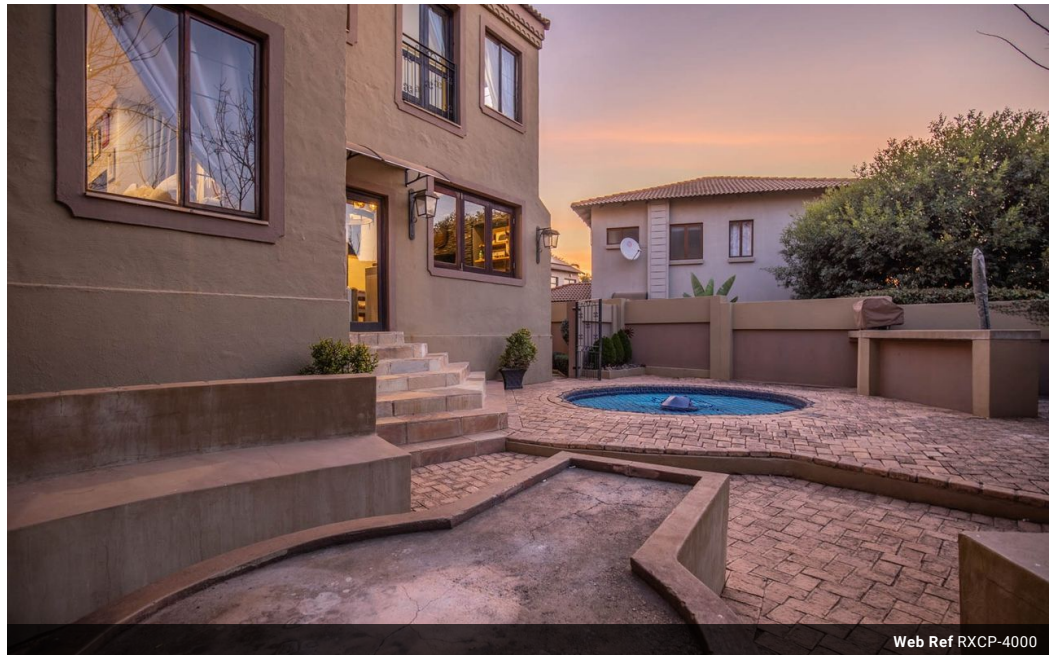
**Donovan van Rooyen**  
0823844858

donavan@apexhomes.co.za

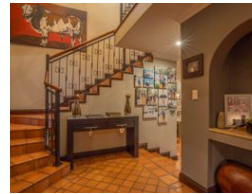
Contact RE/MAX-Property Merchants (Mooikloof)

012 4801752

739 Blesbok street, Pretoria ,0002



Web Ref RXCP-4000



**R3,799,000**

4 3 3

**Monthly Bond Repayment** R39,212.84  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R256,772.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,200 **Monthly Rates** R2,400

## House For Sale in Mooikloof Gardens Estate, Pretoria

Nestled in a secure and serene setting, this exquisite 4-bedroom, 3.5-bathroom home epitomizes modern luxury with every detail thoughtfully designed for effortless living. From the moment you step through the grand entrance hall, you're greeted with an air of sophistication that flows seamlessly throughout the home. A private study provides the perfect space for remote work, while the open-plan kitchen—fitted with top-tier appliances—connects effortlessly to the dining room, setting the stage for elegant gatherings. The multiple living areas, including a cozy lounge and a separate TV/family room, create a warm and inviting atmosphere for both relaxation and entertainment.

Designed for those who love to host, this residence boasts a stylish Braai room for year-round celebrations, a sparkling swimming pool to unwind on...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1

### Exterior

Garages	3
Dom. Accom.	1
Pool	Yes
Views	No

### Sizes

Floor Size	381m <sup>2</sup>
Land Size	709m <sup>2</sup>