# 笶 De Lucia Group



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### Contact Kempton Park

## 011 975 5911

Entrance 9, Gleneagles Office Park, Koorsboom Ave, Glen Erasmia x22, Kempton Park, 1619





# R2,100,000

 Monthly Bond Repayment R21,675.96

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R83,947.00
 Bond Costs R34,625.00

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

 Monthly Rates R1,002

### House for sale in Birch Acres

**a** 2

Luxury Dream Home – Finish to Your Taste!

Discover this stunning 5-bedroom property with en-suite bathrooms and 6 built-in cupboards, including a linen cupboard. Enjoy a pyjama lounge, a fully fitted cinema, and an open-plan kitchen with a scullery, flowing into the lounge and dining area. The main bedroom boasts a spacious en-suite with a luxurious bathroom and a walk-in closet. The double automated garage accommodates up to 4 cars. While the sellers are not completing the build, most work is already done, allowing you to add your personal touch. Perfect for families or investors seeking modern elegance with the freedom to customize! Don't miss this opportunity!

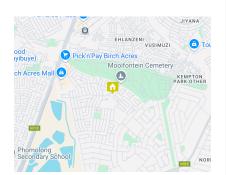
### Features

#### Interior

5

Bedrooms	5
Bathrooms	5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior	
Garages	2
Carports / Parkings	2
Security	No
Pool	No
Views	False



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