

**Charlotte Scheepers**  
0692172126  
charlottes@delucia.co.za

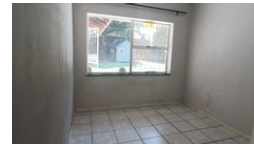
Contact Kempton Park

011 975 5911

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



Web Ref RL3589



**R1,250,000**

 3  2  1

**Monthly Bond Repayment** R12,902.35  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R36,117.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R1,123

### House for sale in Birchleigh

This solidly built 3-bedroom family home is a true gem, offering comfort and charm on a generous stand. Designed for lasting durability, the home features spacious living areas that flow seamlessly, making it perfect for everyday family life. The three well-sized bedrooms provide ample space for relaxation, while the kitchen is both functional and inviting. Outside, the large, established garden is a tranquil oasis, complete with mature trees and plenty of room for outdoor activities or future expansions. Conveniently located in a quiet, family-friendly neighbourhood, this property is ideal for those seeking a combination of space, quality, and timeless appeal.

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Land Size	1,041m <sup>2</sup>
-----------	---------------------

