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Contact Brackenfell, Kraaifontein  
, Rentals

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19 Roslyn Street, Brackenfell, 7560



SOLE MANDATE

Web Ref RL3551



**R2,495,000**

 3  2  6

**Monthly Bond Repayment** R25,753.10  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,320.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,200

### 3 Bedroom Family home, Double garage and Triple Garage

Situated in Ferndale in Brackenfell, easy access to N1 to get to town, Paarl and Stellenbosch. Less than 3km from Brackenfell Primary and High School, within walking distance, to Checkers Fairbridge Mall.

This 3 Bedroom Family home offers spacious farm-style kitchen (space for a table in the middle of the kitchen) with lots of built-in cupboards, built in stove, oven and hob. The scullery with 2 waterpoints and lots of built-in cupboards. 1 living area with carpets as you walk in leading to a spacious living area with laminated flooring and a Braai room with a Bar (perfect man cave)  
The 3 bedrooms with carpets and lots of building cupboards offer space for double beds and the main bedroom with space for Queen size beds. 2 full bathrooms with corner baths, shower, toilet and basin.

Double garage Infront with single...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2

#### Exterior

Garages	6
Carports / Parkings	1
Pool	No

#### Sizes

Floor Size	296m <sup>2</sup>
Land Size	710m <sup>2</sup>

#### Extras

Inverter in Scullery with Lithium Battery, Blinds, Prepaid Electricity, 2 x Ceiling fans, 2 x mirrors in bathrooms, Fibre, Safety gates front and back, Alarm, Security cameras