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34 Glenugie Road  
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Web Ref RL5335



**R2,495,000**

 3  4  2

**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** R1,542.4

### Live and Earn

3-Bedroom Home with 2 Income-Generating Flats

Welcome to this stunning and spacious property, offering a main house with three bedrooms and two additional rental flats, perfect for extended family living and generating rental income.

#### Main House

The main house features a kitchen fully fitted with ample built-in cupboards (BIC), scullery, and a laundry area. Adjacent to the kitchen is a spacious dining area that can accommodate a large dining table. This home boasts a welcoming lounge perfect for family gatherings and bar area, ideal for entertaining guests.

The master bedroom is fitted with BIC, ensuite bathroom featuring a bathtub, shower and Jacuzzi for ultimate relaxation. The other 2 standard size bedrooms are fitted with BIC. The family bathroom is fitted with bathtub.

#### Rental Flat 1:

This flat offers Three bedrooms,...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	282m <sup>2</sup>
Land Size	1,202m <sup>2</sup>