



**Nicole Poltera**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 202 272 385 2)  
 0837771071  
 nicole@vartrust.co.za

Contact Head Office

087 1354450

Kutoroka  
 Scorpion Trail  
 Midrand



Web Ref RL4729



### R2,350,000

**Monthly Bond Repayment** R24,256.43  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R101,552.00    **Bond Costs** R36,530.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,800

4    2

### Spacious 4- bedroom home with full cottage in prime, secure location in Blairgowrie

Discover this well- kept 4- bedroom home, complete with a seperate full cottage, situated in a safe and highly sought-after area. Ideal for families or those who love to entertain.

This property offers:

- Four spacious bedrooms: ample room for comfort and privacy.
- Full cottage: Perfect for guests, extended family or rental potential.
- Two entertainment areas: Enjoy flexible spaces for gatherings indoors and out.
- Sparkling swimming pool: A great retreat for summer days
- Generous parking: Plenty of space for multiple vehicles.

This property is beautifully maintained, with all the amenities for a relaxed and enjoyable lifestyle.

Please contact me today to schedule a viewing and experience the charm of this exceptional home first hand.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Carports / Parkings	6	Floor Size	280m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	1,150m <sup>2</sup>
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		

