



**Michelle Boshoff**  
 083 272 7122  
 michelle@propertyshop.co.za

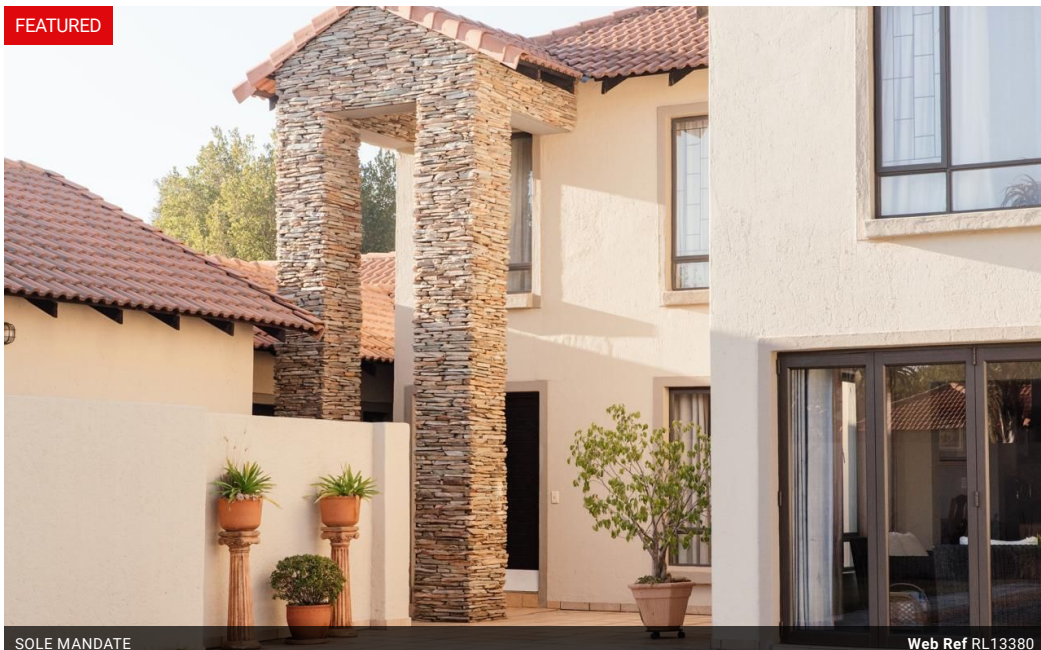


**Dub Boshoff**  
 0825578632  
 shoppe@mweb.co.za

Contact Head Office

012 9989813

829 St Bernard Street  
 Garsfontein  
 Pretoria



SOLE MANDATE

Web Ref RL13380



**R3,990,000**

3 3 2

**Monthly Bond Repayment** R41,184.32  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R279,950.00 **Bond Costs** R51,610.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,500 **Monthly Rates** R1,600

Picture perfect

Sole And Exclusive mandate.

Located in the sought-after Willow Acres Estate, 22 Hoopoe Crescent combines luxury, convenience, and comfort in a stunning double-story family home. Spanning 332 square meters under roof on a 700-square-meter plot, this home is ideally situated near top shopping centres, schools, gyms, hospital and highways, ensuring easy access to all essentials.

This inviting residence features three spacious bedrooms, three bathrooms, and an open-plan layout that connects the kitchen, dining, and lounge areas, leading to a cosy braai area perfect for entertaining. The kitchen is a true standout with its sleek design, ample storage, and a beautiful gas stove that brings both style and functionality to family cooking. A closed scullery provides additional convenience.

A separate entrance leads to a...

**Features**

**Pets Allowed** Yes

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

Exterior	
Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes

Sizes	
Floor Size	332m <sup>2</sup>
Land Size	700m <sup>2</sup>

**Extras**

Balcony Built-in Kitchen Appliances Built-in Wardrobes Pets Allowed Private Garden Private Pool Security Study Pantry Built In Braai Electric Garage Driveway Granite Tops Hob Pati