



**Ursula Marais**  
0713543216  
ursula@tfre.co.za

Contact TFRE Gqeberha

041 3602455

236 Cape Road  
Mill Park  
Gqeberha



SOLE MANDATE

Web Ref RL6571



**R2,950,000**

**Monthly Bond Repayment** R30,449.56  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R156,055.00    **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R5,445.5

5    5    3

5 Bedroom family home For Sale in Winterhoek Park, Ultenhage!

EXCLUSIVE SOLE MANDATE!

"The Entertainer's Dream Home"

Situated on Tugela Road in Winterhoek Park, built on a double plot, this spacious face brick home will tick all the boxes.

This property offers the following:  
Lounge, dining room, fitted Kitchen with granite tops, stove oven and hob.  
Separate scullery, 5 spacious bedrooms (main bedroom with walk-in closet and full en-suite bathroom).  
All rooms with aircon.  
Entertainment room with built-in bar, leading to outside braai area.  
Study room.  
2 Guest bathrooms.  
Prayer room.  
2nd Study room.  
A huge indoor entertainment area with a separate entrance consists of the following:  
Indoor pool with water feature.  
Sauna room

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>	
Bedrooms	5	Garages	3	Land Size
Bathrooms	5	Security	Yes	3,082m <sup>2</sup>
Kitchens	1	Dom. Accom.	1	
Recep. Rooms	3	Pool	Yes	
Studies	2	Views	False	
Furnished	No			

