



**Colene Fritz**  
0837982297  
colene@wmpg.co.za

Contact Standerton

017 6311104

56 Kerk street, Ermelo, 2351



Web Ref RL1793



**R2,400,000**

3 2 2

**Monthly Bond Repayment** R24,772.52

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R105,552.00 **Bond Costs** R36,530.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Charming 3-Bedroom Home with Flatlet & Entertainment Oasis

Step into this warm, character-filled home featuring exposed wooden rafters, a stone feature wall, and a cozy corner fireplace. The sunny open-plan lounge and dining area flows into a well-kept garden, perfect for indoor-outdoor living. The kitchen offers a gas stove, electric oven, and ample storage, while the study includes built-in cupboards for added convenience.

The spacious main bedroom boasts a walk-in closet, an en-suite bathroom, laminated floors, and patio doors leading outside. Two additional bedrooms (carpeted), a modern guest bathroom, and underfloor heating complete the inviting interior.

Enjoy year-round entertaining in the 72sqm enclosed Lapa with built-in braai, scullery, and bathroom opening directly onto a private, enclosed pool area nestled between the house, flatlet, and entertainment space.

Extras...

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	
Bedrooms	3	Garages	2
Bathrooms	2	Carports / Parkings	2
Kitchens	1	Security	Yes
Recep. Rooms	2	Dom. Accom.	1.5
Studies	1	Pool	Yes
Furnished	No		