

R 3 400 000

**House for Sale at 1498 Atlafala Crescent, Magalieskruin**



<b>Status:</b>	On Market	<b>Branch:</b>	Montana
<b>Price per m<sup>2</sup>:</b>		<b>Agency:</b>	Zani Properties
<b>Agreement Type:</b>	Sole	<b>Sharing Level:</b>	Shared With Me
<b>Mandate ID:</b>	6231872		
<b>Agents:</b>	Charmaine Rood - 0832764558 - charmaine.rood3@gmail.com		
<b>Sharing Group(s):</b>	MLS PRETORIA: Pretoria North East (Code: MPR006)		

<b>Mandate Dates:</b>	<b>Signed:</b>	28 Nov 2023	<b>Expiry:</b>	30 Jun 2024
	<b>Last Updated:</b>	28 Nov 2023	<b>On Market Since:</b>	28 Nov 2023
<b>Listing Numbers:</b>	Property24: 113672522, Private Property: T4427799, My Website: www.zaniproperties.co.za			

**Contacts / 3rd Party**

<b>Seller(s):</b>	NTSAKO FAMILY TRUST - 0832764558 - charmaine.rood3@gmail.com
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**Deeds Office Description**

<b>Property Type:</b>	Erf	<b>Township:</b>	MAGALIESKRUIN EXT 71	<b>Erf Number:</b>	1001
<b>Portion:</b>	0	<b>Registrar:</b>	Pretoria		

**Property Details**

<b>Property Type:</b>	House	<b>Ownership Type:</b>	Full & free title
<b>Property Description:</b>	Freestanding	<b>Lifestyle:</b>	Estate

**Viewing**

<b>Show Day:</b>	23 Nov 2023	10:00 - 18:00	<b>Sitter:</b>	-	<b>Show Price:</b>	R 3 400 000
<b>Show Day:</b>	25 Nov 2023	10:00 - 14:00	<b>Sitter:</b>	-	<b>Show Price:</b>	-
<b>Open Hour:</b>	29 Nov 2023	09:00 - 11:00	<b>Sitter:</b>	-	<b>Average Price:</b>	-
<b>Show Day:</b>	29 Nov 2023	10:00 - 18:00	<b>Sitter:</b>	-	<b>Show Price:</b>	R 3 400 000

**Building Details**

<b>Erf Size:</b>	512 m <sup>2</sup>	<b>Construction Year:</b>	2016	<b>Building Coverage (%):</b>	62,50%
<b>Floor Area:</b>	320 m <sup>2</sup>	<b>Pets Allowed:</b>	Yes		

**Financial Details**

<b>Monthly Levy:</b>	R 2 030	<b>Monthly Rates:</b>	R 2 445	<b>Special Levy:</b>	R 459
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**Commission**

<b>Listing Agent Comm.:</b>	50,00%	<b>Selling Agent Comm.:</b>	50,00%	<b>Total Comm.:</b>	R 200 000
<b>Comm. (excl. VAT):</b>	R 200 000	<b>Comm. %:</b>	5,88%		

**Features**

<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3	<b>Garages:</b>	2	<b>Parkings:</b>	2
<b>Kitchens:</b>	1	<b>Dining Rooms:</b>	1	<b>Gardens:</b>	1	<b>Family Rooms:</b>	1
<b>Domestic Rooms:</b>	1	<b>Offices/Studies:</b>	2				

<b>Bathroom 1</b>	Tiled Floors, Full, Main en Suite, Double Basin, En suite Tiled
<b>Bathroom 2</b>	Tiled Floors, Full Tiled
<b>Bathroom 3</b>	Tiled Floors, Guest Toilet Tiled
<b>Bedroom 1</b>	Tiled Floors, Air Conditioner, Built-in Cupboards, King Bed Tiled
<b>Bedroom 2</b>	Tiled Floors, Air Conditioner, Built-in Cupboards, King Bed Tiled
<b>Bedroom 3</b>	Tiled Floors, Built-in Cupboards, King Bed Tiled
<b>Dining Room 1</b>	Tiled Floors, Air Conditioner, Open Plan Tiled
<b>Entrance Hall 1</b>	Tiled Floors Tiled
<b>Family/TV Room 1</b>	Tiled Floors, Curtain Rails, Open Plan
<b>Garage 1</b>	Double, Electric Door Tiled
<b>Garden 1</b>	Spacious
<b>Kitchen 1</b>	Breakfast Nook, Open Plan, Laundry, Stove (Oven & Hob), Dishwasher Connection, Granite Tops, Washing Machine Connection, Tiled Floors, Under Counter Oven, Built in Cupboards Spacious
<b>Office/study 1</b>	Tiled Floors Tiled
<b>Office/study 2</b>	Tiled Floors Tiled
<b>Outbuilding 1</b>	Staff Quarters/Domestic Rooms, Outside Toilets Tiled
<b>Outbuilding 2</b>	Covered Patio Tiled
<b>Outbuilding 3</b>	Open patio
<b>Parking 1</b>	Secure Parking Behind gate
<b>Parking 2</b>	Secure Parking Behind gate

<b>Security 1</b>	Totally Fenced, Electric Garage, Electric Gate, 24 Hour Response, Intercom, 24 Hour Access, Guard House, Guard, Electric Fencing, Boomed Area, Safe Estate living
<b>Special Feature 1</b>	Wallpaper Beautiful
<b>Temperature Control 1</b>	Air Conditioning Unit 4 Air conditioners in working order
<b>Building Options:</b>	<b>Facing:</b> Above Road, <b>Roof:</b> Tile, <b>Style:</b> Contemporary, <b>Wall:</b> Plaster, <b>Window:</b> Aluminium
<b>Outbuildings:</b>	3

## Mandate Details

<b>Agreement Type:</b>	Sole	<b>Occupation Date:</b>	2023/11/28	<b>Reason for Selling:</b>	Downsizing
<b>Mandate Source:</b>	Personal Contact				
<b>Excluded Items:</b>	Pot plants Garden Ornaments Curtains				
<b>Included Items:</b>	Satellite dish				

## Advertise

<b>Marketing Heading:</b>	Estate living. Marokyn Villas full title house. 3 Spacious Bedrooms with air conditioners. 2 Full bathrooms on 1st level. Guest bathroom 2 Study rooms - One study on the ground floor and 1 study on 1st floor. Both studies can easy be converted in 2 extra rooms. Beautiful open living areas with air conditioner. Very good layout in the kitchen. Granite tops. Electric stove and plates. Separate laundry, space for your machines. Extra storage space. Nanny room with bathroom - also able to form part of the house with some changes. Patio on ground floor with build in braai Bedrooms leading out onto patio. Double garages with electric door. Ample parking space on the sides of the house as well as in front of house .
<b>Description:</b>	Gorgeous view north.  Zani properties is an established real estate company since 2001. It is the mission of Zani properties to provide excellent real estate service with integrity and peace of mind. Let us help you with the right home for your needs. Our agency is a member of the MLS Group, and together we strive at all times through co-operation and teamwork to provide our clients with the best possible service, by concluding sales entrusted to us, as quickly and efficiently possible, as well as offering a wider selection of properties.  Do not miss out on this stunning property.
<b>Total Costs:</b>	R 0

## Additional Photos

