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Thornhill Office Park, Building 10  
84 Bekker Rd, Vorna Valley  
Midrand, Gauteng, 1686

### 3 Bedroom House For Sale in Birch Acres



SOLE MANDATE Web Ref RL9391



R1,799,000

3 2 2

**Monthly Bond Repayment** R18,263.97  
Calculated over 20 years at 10.75% with no deposit.  
**Transfer Costs** R60,979.00 **Bond Costs** R30,875.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.  
**Monthly Rates** R800

#### Modern and spacious family home with exceptional entertainment features

Ideally located in the sought-after Birch Acres area, this exquisite family home combines modern living with exceptional entertainment features.

The residence offers three bright and sunny bedrooms, including a main bedroom equipped with an air conditioner and a luxurious en-suite bathroom featuring a corner tub, shower, and double vanity. There are two bathrooms in total. A generously sized, sunlit study—complete with a double built-in workstation and ample shelving—can easily be converted into a fourth bedroom to suit your needs.

The heart of the home is a stylish and spacious kitchen with granite countertops, a gas stove, space for a double-door fridge, and a charming breakfast nook. A separate dining room, also air-conditioned, provides the perfect space for family meals, while the large lounge features laminate flooring...

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Land Size	1,000m²
Bathrooms	2	Carports / Parkings	2		
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	False		
Furnished	No				

