

5 July 2019

CLARA ANNA FONTEIN TRINITY COUNTRY HOMES

Erf No:	Street Address:	Erf Size:	House Size:	Sales Price (Inc VAT):
504	38 Verlorenvlei Crescent	2034 m2	420 m2	R 10 995 000

Property Information:

- North facing, single level family home designed by Trinity & JVZ Architects
- 4 Living Areas with built in braai & fireplace
- 4 Bedrooms
- 4 Bathrooms & External toilet
- Study area
- Open plan designer kitchen including pantry & scullery
- 2 Separate covered North West facing patios
- 3 Garages including motorized garage doors & 3 Separate parking bays
- Landscaped garden with Olive tree orchard & fully automated irrigation
- Landscaped "werf" external-living garden area with fire pit and belau benches
- Raised gunite swimming pool
- 15 000 L water storage facility integrated with irrigation system

Notes:

- The above sales prices **Includes 15% VAT**, therefore no Transfer Duty is payable
- 5 % Deposit payable on signature
- Prices include transfer costs, the Purchaser shall be liable for bond registration costs
- The above prices are subject to change without notice
- Occupation and transfer as soon as possible
- View by appointment only.
- For further information contact erik@trinityprojects.co.za / 083 270 4675