



**Bruce Campbell**  
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Contact Pietermaritzburg

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Property House  
78 Commercial Road (78 Chief Albert Luthuli Road)  
Pietermaritzburg  
3201



Web Ref 6420078



R3,250,000

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**Monthly Bond Repayment** R32,994.94

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R1,820

### Modern Home With Spectacular Views

Nestled within Cathkin Estates, the largest private game reserve in the Drakensberg, this contemporary eco-friendly home boasts breathtaking mountain views and a design that prioritizes energy efficiency and comfort.

Featuring an open-plan layout with high ceilings, exposed beams, and ample natural light, the house includes a modern kitchen, spacious living areas, three bedrooms, two bathrooms, and a guest cloakroom. Sustainable materials such as Nutec board walls, Zinalume roofing, laminate wood flooring, and stone tiling in the bathrooms contribute to the eco-friendly ethos.

The property also offers a double carport, staff ablutions, and a storeroom, and comes fully furnished, currently operating as a guesthouse at R2000 per night.

With no transfer duty charged, Cathkin Estates' careful development across five...

### Features

#### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2

#### Exterior

Garages	2
Security	No
Pool	No

#### Sizes

Land Size	944m <sup>2</sup>
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