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SOLE MANDATE

Web Ref RLS980515



### R3,495,000

**Monthly Bond Repayment** R36,074.98  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,164.00    **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,919.6    **Monthly Rates** R966.5



### Charming 3-Bedroom Corner Property in Secure Estate – Prime Location!

Nestled in a sought-after security estate, this beautifully maintained 3-bedroom, 2-bathroom corner property offers the perfect blend of comfort, privacy, and convenience. Ideal for families, professionals, or those looking to downsize without compromise. Step inside and enjoy the open-plan living areas, seamlessly flowing into an enclosed braai area – perfect for year-round entertaining, no matter the weather.

- Property Highlights:**
- 3 bedrooms with built-in cupboards
  - 2 bathrooms (main en-suite)
  - Open-plan kitchen and living area
  - Enclosed braai area for indoor-outdoor living
  - Corner property offering extra privacy
  - 950L Water Tank
  - 24/7 security

- Location Perks:**
- Minutes from a popular shopping centres
  - Close to leading hospitals and medical facilities
  - A short drive to the beach for weekend relaxation

### Features

| Pets Allowed |    | Yes                 |      |            |                   |
|--------------|----|---------------------|------|------------|-------------------|
| Interior     |    | Exterior            |      | Sizes      |                   |
| Bedrooms     | 3  | Garages             | 2    | Floor Size | 159m <sup>2</sup> |
| Bathrooms    | 2  | Carports / Parkings | 2    | Land Size  | 362m <sup>2</sup> |
| Kitchens     | 1  | Security            | Yes  |            |                   |
| Recep. Rooms | 2  | Pool                | No   |            |                   |
| Furnished    | No | Views               | True |            |                   |

**Extras**  
Security Estate Built In Braai Built In Wardrobes 24 Hour Access 24 Hour Response Air Conditioner Breakfast Nook Burglar Bars Carpets Curtain Rails Dishwasher Connection Driveway Electric Garage Electric Fencing Entrance Hall Extractor Fan Fibre Garden Gas Hob Guard Laminated Floors Open Plan Oven & Hob Satellite Dish Tiled Floors Totally Fenced Under Counter Oven Washing Machine Connection

