

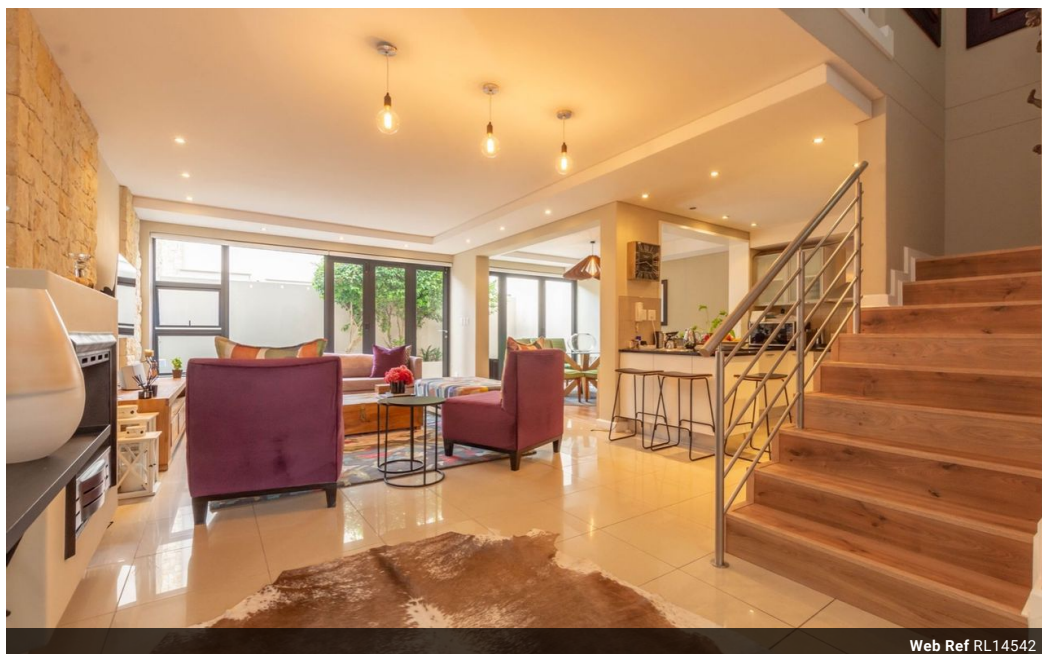


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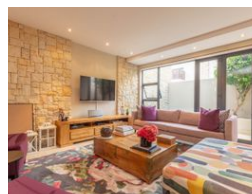
Contact **Virtual Office**

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Loft Office 6
The Woodmill Lifestyle Centre
Vredenburg Road
Devonvallei
Stellenbosch
7600



Web Ref RL14542



R3,500,000

3 2.5 2

Monthly Bond Repayment R35,533.01

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R221,714.00 **Bond Costs** R47,840.00

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

Monthly Levy R6,300 **Monthly Rates** R2,390

Contemporary & Convenient 3 bedroom townhouse on Hyde Park border..

The townhouse is light and airy with good finishes throughout. Centrally located between Sandton CBD and Rosebank CBD. Duplex has small outside space with splash pool. This is a 203 m² of comfortable living. Downstairs: Entrance hall onto open-plan living area with gas fireplace in the lounge. Stack and slide doors from lounge and dining area onto patio. The modern kitchen with granite countertops has a separate scullery with double sink, three under-counter appliances and has convenient access directly into the double garage. Guest toilet.

Upstairs: 3 generous-sized bedrooms all open out to balconies plus 2 full bathrooms. Main and second bedrooms equipped with built-in cupboards. Main bathroom is an en-suite.

There is a standard monthly levy of R 5300 plus maintenance Reserve Fund Levy of R 1000 per month.

The complex is...

Features

Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	203m ²
Land Size	3,721m ²