



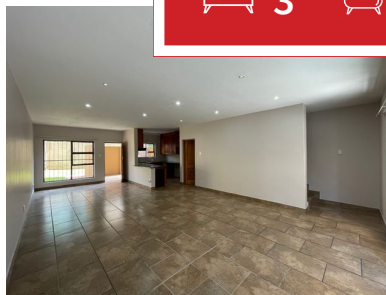
3



2.5



2



## For Sale: Modern 3-Bedroom Duplex with Balcony and Private Yard

Discover this stunning 3-bedroom, 2.5-bathroom duplex perfect for comfortable and stylish living. The home features:

- An open-plan kitchen and dining area, ideal for entertaining and family meals.
- A spacious living room that welcomes natural light and creates a cozy space to relax.
- Two bedrooms that open up to a private balcony, offering serene views and a relaxing escape.
- Your very own small yard, perfect for gardening, pets, or outdoor activities.

This duplex combines convenience and charm, making it the perfect home for modern living.

Contact us for a viewing today.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R17,055.85

### Bond Costs

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

R30,875.00

### Transfer Costs

R53,839.00

### Monthly Rates

R970





## INTERIOR

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	Yes

## EXTERIOR

Carports / Parkings	2
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

## SIZES

Floor Size	200m <sup>2</sup>
Land Size	-



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