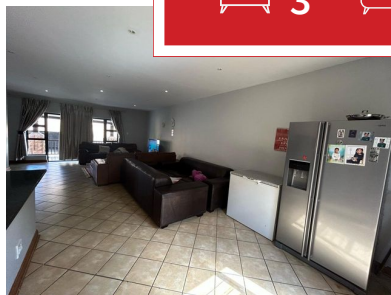
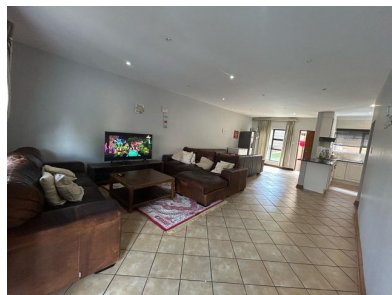
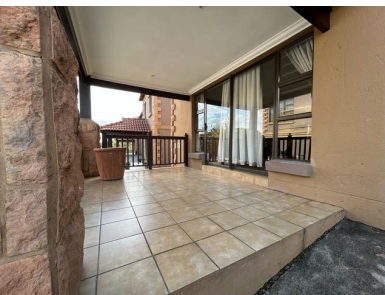


3 2 2



Timeless Elegance in Birdwood Estate – 3 Bedroom Duplex

Timeless Elegance in Birdwood Estate – 3 Bedroom Duplex For Sale

Welcome to a home where elegance meets everyday comfort. This stylish 3-bedroom duplex in the prestigious Birdwood Estate offers everything you need to live beautifully.

Step onto the welcoming front porch and enjoy your morning coffee in peace. Inside, the open-plan living, dining, and kitchen areas create a seamless flow—ideal for entertaining or simply enjoying quiet evenings with loved ones.

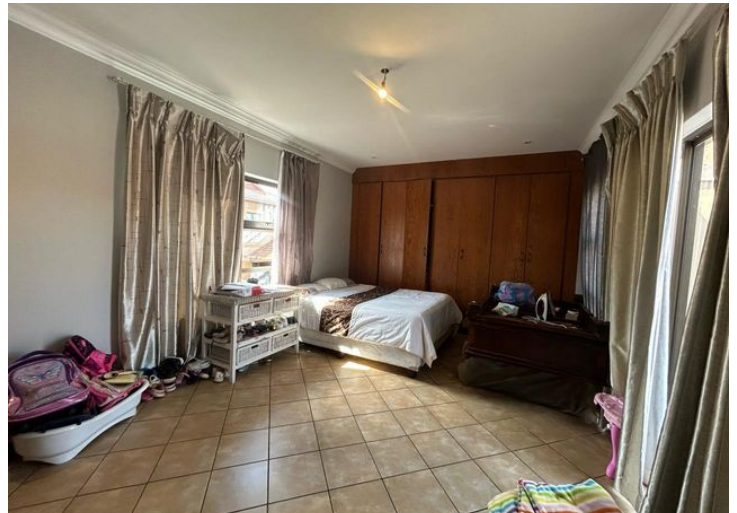
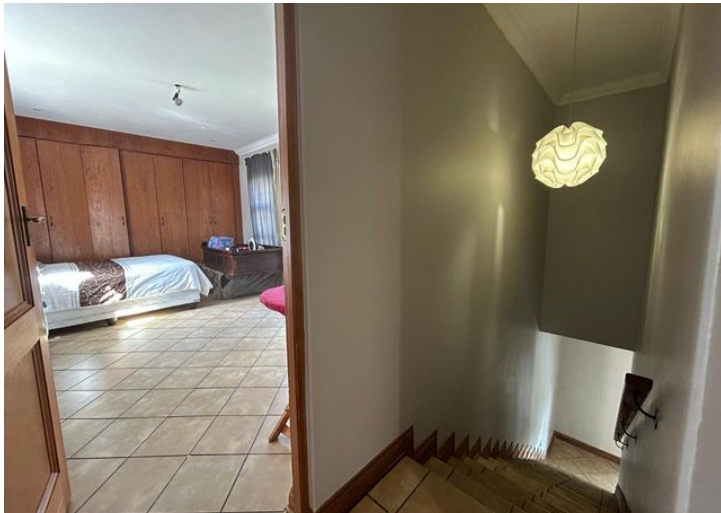
Upstairs, the main bedroom is a personal sanctuary, complete with a luxurious ensuite bathroom and access to a shared balcony. One of the two additional bedrooms also opens onto the same balcony, offering a tranquil shared space. The second and third bedrooms share a spacious, well-appointed family bathroom.

- Communal Pool
- No Pets Allowed

This is a rare opportunity to own a timeless, lock-up-and-go duplex in one of Hartbeespoort’s finest estates.

Make the move—schedule your viewing today.

Monthly Bond Repayment	R17,443.98	Bond Costs	R30,875.00
Calculated over 20 years at 11% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R54,439.00	Monthly Rates	R1,100



INTERIOR

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

EXTERIOR

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

SIZES

Floor Size	198m ²
Land Size	-



Lente Rautenbach

Agent

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Lourens Rautenbach

Broker Manager

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