



## Experience Luxury Living with this Exquisite Stand!

Welcome to the epitome of elegance and exclusivity! Nestled within a prestigious estate of Birdwood, this exceptional stand offers an unparalleled opportunity to build your dream home or investment property in a truly distinguished setting.

With a generous size of 1154 square meters, this stand commands attention with its coveted corner position, ensuring maximum visibility and prestige. But what truly sets this property apart is the mesmerizing view of the nearby dam, providing a serene and picturesque backdrop that promises to elevate your lifestyle. Whether you envision a lavish family residence, a modern architectural masterpiece, or an exclusive retreat, this stand provides the perfect canvas to bring your vision to life.

Located within an esteemed Birdwood Estate, renowned for its impeccable standards and exquisite surroundings, this stand offers a truly exceptional lifestyle of unparalleled luxury and sophistication.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R12,791.88

### Bond Costs

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

R27,105.00

### Transfer Costs

R36,417.00

### Monthly Rates

R600



### INTERIOR

Bedrooms	-
Bathrooms	-
Kitchens	-
Recep. Rooms	0
Furnished	Yes

### EXTERIOR

Carports / Parkings	-
Security	Yes
Dom. Accom.	-
Pool	Yes
Views	Yes

### SIZES

Floor Size	-
Land Size	1,154m <sup>2</sup>



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