



## Discover a rare find in Birdwood Estate!

This 909 sqm vacant stand offers unparalleled views of the stunning Magalies Mountain range, the well-known Jasmyn Windmill, and the Hartebeespoortdam.

Tucked away in a tranquil cul-de-sac, it's your canvas for crafting the ultimate exquisite architectural design. With security and community at its core, Birdwood Estate ensures peace of mind. You do not want to miss out on the incredible amenities offered aboard, including a state-of-the-art clubhouse with a squash court, swimming pool, play gym for the little ones, and top-notch tennis courts.

Be assured that the management takes excellent care of Birdwood, ensuring an unforgettable experience for you to indulge in.

Picture yourself waking up to breathtaking vistas every morning, surrounded by nature's embrace.

Design your dream home amidst this prestigious backdrop. With every day, nature calls, the choice is yours. Act now!

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R7,563.46

### Bond Costs

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

R19,565.00

### Transfer Costs

R25,898.00

### Monthly Rates

R700





## 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	909m <sup>2</sup>



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