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## Modern 3 Bedroom Townhouse for Sale in Melodie Hartbeespoort

Modern 3-Bedroom Townhouse for Sale in La Traviata – Melodie, Hartbeespoort

Tucked away in the popular La Traviata complex, this beautifully maintained townhouse offers the perfect blend of style, space, and secure living. Whether you're starting out, scaling down, or simply looking for a lock-up-and-go lifestyle, this gem ticks all the boxes.

### Key Features:

- 3 Light-filled Bedrooms with Built-in Cupboards
- 2 Modern Bathrooms (Main En-Suite)
- Double Garage with Direct Access
- Open-Plan Kitchen & Spacious Living Area

Concrete Pool Deck – Ideal for Entertaining Year Round

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R24,365.49

### Bond Costs

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

R36,530.00

### Transfer Costs

R105,552.00

### Monthly Rates

R870





### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	174m <sup>2</sup>
Land Size	322m <sup>2</sup>



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