



 3
  2.5
  2



Move right into this magnificent three-bedroom Town House in the sought after, Islands Estate.

Features and Location:

- **Prime Location:** The home has a great central location situated in the well-known Islands Estates with easy access to major routes and popular amenities. And to add to this stunning home, I must quote, it is built on the verge of the famous Islands Canal, part of a cul-de-sac with two moorings, and sporting a small garden with artificial green grass for ease of maintenance and always looking beautiful.
- **Convenience:** Close proximity to a shopping mall, a newly developed golf course situated in the estate. Clubhouse, and numerous adventure activities such as mountain biking, off-road biking, air balloon rides, and various restaurants each with its own charm and catering for all individual tastes.
- **Educational Excellence:** Located in an area renowned for its top-rated schools.
- **Water Activities:** Unique access from the canal to the dam for boating or water skiing, offering a new exhilarating experience every day.

- o Open-plan living, dining flowing out to the wooden deck with built-in braai completed with a sparkling pool, spectacular for summer or winter evenings with family and friends, the choice is yours. The state-of-the-art kitchen fitted with a gas stove and oven for the culinary experts or even inexperienced ‘chefs’ where you can practice your skills out of the way but still part of the family or guests.
- o Under the stair case a typical snuggle nook.
- o Laundromat.
- o Discreetly positioned Guest Toilet
- o Double door remote-controlled garage
- o First Floor: ascend the staircase and be pleasantly surprised by the following:
 - o Study space: Cute built-in study on the landing where you can work or play.

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	R1,600



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	203m ²
Land Size	554m ²



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