



## Modern 2-Bedroom Townhouse for Sale in Xanadu Estate – Buffalo Heights

Situated in the highly sought-after Xanadu Estate, this stylish 2-bedroom townhouse offers a secure and comfortable lifestyle in the heart of Buffalo Heights.

The first floor welcomes you with a spacious open-plan design, featuring a modern kitchen, dining area, and lounge. The lounge boasts a built-in braai and large sliding doors that open onto a private garden with a splash pool—perfect for summer days. Step up to a cozy patio ideal for entertaining or unwinding with a view.

A separate laundry room leads out to a small courtyard for added convenience. This level also includes a guest toilet and a handy storage room.

Upstairs, the main bedroom is generously sized, offering ample built-in storage and a sleek en-suite bathroom. The second bedroom is bright and spacious, with access to a second bathroom. Both bedrooms open onto a shared balcony.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R19,492.40

### Bond Costs

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

R32,760.00

### Transfer Costs

R70,406.00

### Monthly Rates

R1,000



## INTERIOR

Bedrooms	2
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	182m <sup>2</sup>
Land Size	260m <sup>2</sup>



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