

## Make me your new home! Don't wait.

Welcome to your new home in a tranquil, secure complex in the heart of Chancliff Ridge! This charming three-bedroom, two-and-a-half bathroom townhouse offers charm and comfort at every corner. Step inside to find a warm and inviting living space, perfect for relaxing with family or entertaining friends. You will enjoy the open-planned living area that is airy and spacious, the dining and living area flows to the kitchen and an downstairs study for the work from home Mom or Dad in need of an office space. The modern kitchen is a delight for any home chef, offering ample space and functionality. The kitchen has a separate scullery, with space for all your appliances. For additional convenient you have a guest toilet down stairs and direct access to the garage for comfort entering and leaving your home.

The double automated garage and additional parking space provide convenience and ease. Enjoy the peaceful ambience of this lovely community. Bring your four legged friend with, he will be welcome here. You will enjoy safety and comfort in this modern Double story home, that belongs to you. You will enjoy the small garden easy to keep it up. To close this deal you have a fitted rented solar system, which the new owner can easily take over—adding sustainability and peace of mind

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R19,289.35

### Bond Costs

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

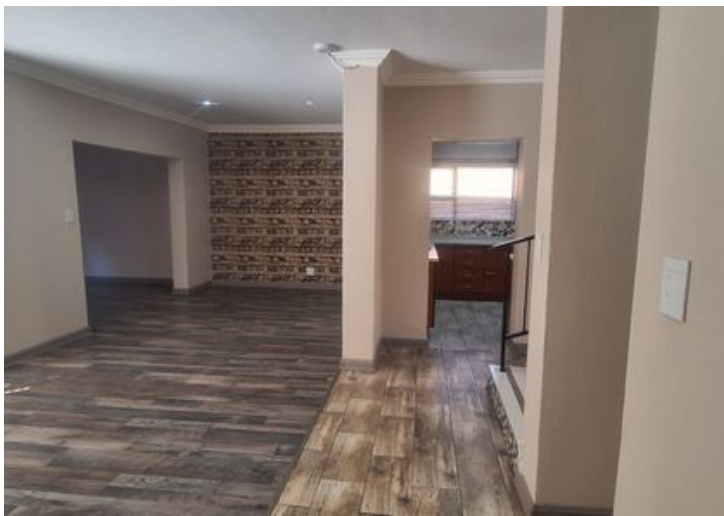
R32,760.00

### Transfer Costs

R69,206.00

### Monthly Rates

R1,500



### 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	190m <sup>2</sup>
Land Size	190m <sup>2</sup>



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