



2
 2.5
 2

## Are you ready to down scale? Then I'm yours.

This two bedroom Full title Cluster home is waiting on the new home owners who wanted to down scale, needs security and comfort. Then I'm yours. This stylish cluster offers you a lock up an go home and you know your neighbors will keep an eye over your home while you are away. This home welcomes you from the moment you step into the door. The open plan lounge dining area will be the place you spent many happy moments with friends and your loved ones. The TV lounge flows out onto the patio for those hot summer days if you wanted to sit outside or inside to enjoy the company with your special friends. You will be enjoying the beautiful landscaped garden over a cup of tea. The kitchen is in a country style and will make you feel like you back with your grandma, just waiting on the cold drink and cookies she is going to give you if you behave. This is a kitchen to make those special memories that is going to last a life time. Both bedrooms are spacious enough to fit a Queens size bed, with build in cupboards and laminated flooring. the two bathrooms are one an En-Suite with a shower, bath, basin and toilet and the second bathroom has a bath, toilet and basin. There is a guest toilet for the guests to use.

<b>Monthly Bond Repayment</b>	R18,273.11	<b>Bond Costs</b>	R30,875.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R61,033.00	<b>Monthly Rates</b>	R1,600





### 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	180m <sup>2</sup>
Land Size	367m <sup>2</sup>



**Hanlie Eksteen**  
Agent  
**082 335 3268**  
hanlie@finehome.co.za

