



## Modern 3-Bedroom Duplex in Sought-After Noordkruin – Stylish Living with Family Comfort

Welcome home to this beautifully finished 3-bedroom duplex, where comfort meets convenience in one of Noordheuwel's most desirable pockets. Designed with modern family living in mind, this double-storey gem offers private upstairs bedrooms, warm entertainment zones, and upscale features throughout.

## Rey Features:

- 3 spacious upstairs bedrooms with built-in cupboards
- 2 modern bathrooms (including master en-suite)
- 2 welcoming living areas on the ground floor
- Contemporary kitchen with gas hob and ample built-in cupboards
- Elegant marble breakfast nook—perfect for casual meals or coffee moments
- Indoor built-in braai for year-round entertaining
- Balcony off the upper floor, ideal for relaxing sundowners or morning light

## **Monthly Bond Repayment**

Calculated over 20 years at 10.75% with no deposit.

**R16**,751.28 **Bond Costs** 

R30,875.00

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

Transfer Costs R52,453.00 Monthly Rates

Web Ref: FHR2353 www.finehome.co.za









## Bedrooms 3 Carports / Parkings 2 2 Bathrooms Security Yes Kitchens 1 Dom. Accom. 0 Recep. Rooms 1 Pool Yes Furnished Yes Views Yes

**EXTERIOR** 



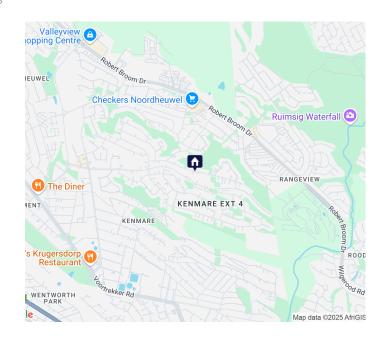
Floor Size -Land Size 305m<sup>2</sup>





Rainy Hunt Property Practitioner

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