



3 2 2



## 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.

### Key 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

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

R30,875.00

### Transfer Costs

R52,453.00

### Monthly Rates

-



### INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	Yes

### EXTERIOR

Carports / Parkings	2
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

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



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