



3 2 1

## Neat simplex, townhouse for sale, Call me.

This lovely three bedroom Face- brick property offers you the following, Three well sized bedrooms all tiled with built-in cupboards. Two modern bathrooms, one is a family bathroom and the second one is an En-Suite with a shower, basin and toilet. The lounge area is open planned and all tiled. Here is a breakfast nook in the kitchen area. The kitchen has space for a dishwasher connection and a standard ordinary stove.

This unit has a small back yard, and a small garden in front for your furry friend, to run around. This unit has a lock up garage , with a roll up door and a parking in front of the garage. This unit is totally fenced and the complex entrance has an electric gate to enter and to leave. The complex has for safety an electric fencing in place, with the electrical gate and the unit itself has burglar bars and a security gates to make the unit safe as well. Please keep in mind that this units rates and taxes might have changed after listing and the erf and unit size are estimated. This complex is situated in Rant and Dal and close access to main roads. Don't snooze you might loose this unit. Phone me now.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R10,406.10

### Bond Costs

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

R25,220.00

### Transfer Costs

R32,749.00

### Monthly Rates

R532



### INTERIOR

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

### EXTERIOR

|                     |     |
|---------------------|-----|
| Carports / Parkings | 1   |
| Security            | Yes |
| Dom. Accom.         | 0   |
| Pool                | Yes |
| Views               | Yes |

### SIZES

|            |                   |
|------------|-------------------|
| Floor Size | 105m <sup>2</sup> |
| Land Size  | 200m <sup>2</sup> |



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