

## A Cozy Corner of Calm in the Heart of Ferndale

AGENT HAPPY TO PRESENT ALL REASONABLE OFFERS

Discover the charm of this privately positioned garden unit—perfect for first-time buyers, savvy investors, or anyone seeking an easy-living lifestyle with exceptional convenience.

### Contemporary Comfort

Step into a modern open-plan layout that seamlessly connects the kitchen, dining, and lounge—crafted for effortless entertaining and relaxed everyday living.

### Your Personal Outdoor Haven

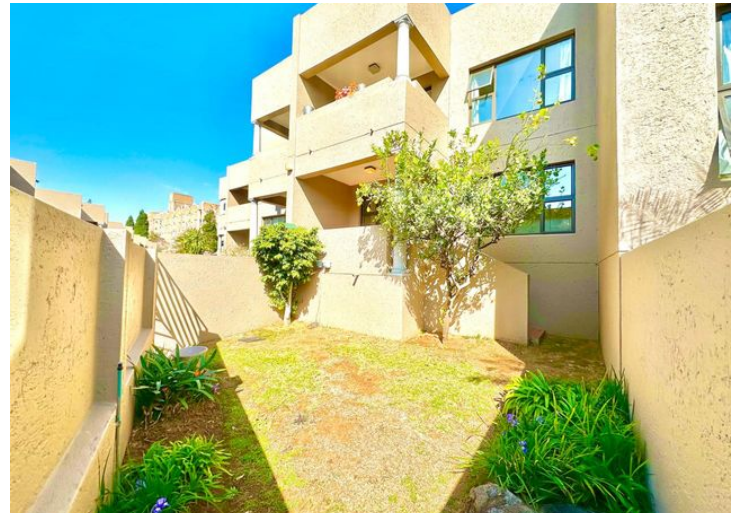
Enjoy direct access to your exclusive-use garden and patio. Whether it's sunrise coffees or weekend braais, this tranquil escape becomes an extension of your living space.

- Maintenance: R994.62
  - Security: R689.10
  - CSOS: R22.21
  - Additional Insurance: R11.00
  - Sewerage: R704.45
- Metered electricity charged separately

Smart, Stylish Investment  
This well-priced gem won't last long. Book your viewing today—opportunity knocks!

<b>Monthly Bond Repayment</b>	R5,573.61	<b>Bond Costs</b>	R15,795.00
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>	R21,217.00	<b>Monthly Rates</b>	R254.5





### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	57m <sup>2</sup>
Land Size	-



**Bernie Birmingham**  
Agent

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