2 **1** **0**

Charming Duplex Townhouse in Florida

This sunny and well-maintained duplex townhouse offers comfortable living in a secure and sought-after complex. The ground floor welcomes you with a spacious open plan lounge and dining area, ideal for relaxed living and entertaining. The kitchen is fitted with a stove and built-in cupboards, and there is additional storage space conveniently tucked under the staircase. Upstairs you'll find two well sized carpeted bedrooms and a full bathroom with both a bathtub and shower.

Outside, enjoy your own private front garden, a single carport and access to beautifully kept communal gardens and a sparkling communal swimming pool - perfect for warm summer days. A great opportunity for first time buyers, small families or investors.

Monthly Bond Repayment	R5,279.19
Calculated over 20 years at 10.75% with no deposit.	
Bond Costs	R15,795.00
These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R21,217.00
Monthly Rates	R685

INTERIOR

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

EXTERIOR

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

SIZES

Floor Size	88m^2
Land Size	-

Aret Notnagel
Agent

071 731 0640
aret@finehome.co.za