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## Townhouse For Sale in Eldoraigne

Presenting a captivating 3-bedroom family residence with a floor area of 185m<sup>2</sup> in a secure complex. Enjoy the privacy of this rare find simplex with its entertainment area in a calm and tranquil setting. This neat, well maintained, spacious lock-up-and-go townhouse can be the ideal home for first time buyers, the young couple, investor or elderly couple - move in and stay. Enjoy close proximity to schools, shopping centres, malls, and convenient access to major roadways.

This remarkable property features:

Three spacious bedrooms with laminate floors, including a main bedroom with an en-suite bathroom and lots of cupboards.

A spacious lounge & dining room, and a family room, providing ample space for relaxation and entertainment.

An oak kitchen equipped with a pantry cupboard, breakfast nook and separate scullery.

Covered entertainment area with a built-in bar.

Built-in Braai

Well-maintained Private Garden

Contact Charmian to arrange your viewing and seize the opportunity to make this beautiful family home yours.

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**Monthly Bond Repayment**

Calculated over 20 years at 11%  
with no deposit.

R19,559.97

**Bond Costs**

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

R32,760.00

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**Transfer Costs**

R68,906.00

**Monthly Rates**

R1,113.6



**INTERIOR**

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

**EXTERIOR**

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

**SIZES**

Floor Size 185m<sup>2</sup>  
 Land Size 17,747m<sup>2</sup>



**Charmian Van Tonder**  
 Agent

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