



## LOVELY 2 BED UNIT FOR SALE IN GERMISTON

Welcome to effortless living in a cozy 1-bedroom sectional title unit, located in the suburb of Cruywagen Park.

Ideal for first-time buyers, investors, or those looking to downsize, this unit offers a well-sized bedroom, a bright open-plan living area, and a functional kitchen — all designed with comfort and practicality in mind. Enjoy secure living in a well-maintained complex with easy access to major roads, schools, and shopping centers.

Whether you're starting your property journey or expanding your portfolio, this gem offers affordability, security, and convenience in one smart package.

Don't miss out — arrange your private viewing today and make Cruywagen Park your new home!

### Monthly Bond Repayment

Calculated over 20 years at 11%  
with no deposit.

R5,367.38

### Bond Costs

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

R15,795.00

### Transfer Costs

R21,217.00

### Monthly Rates

R441



## INTERIOR

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

## EXTERIOR

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

## SIZES

Floor Size	61m <sup>2</sup>
Land Size	18,050m <sup>2</sup>



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