



## Secure your future, embrace luxury, and live confidently in Birdwood Security Estate!

Seize this rare chance to own a piece of Birdwood. Limited stands are available, so act fast to secure your spot with this stand in a sought-after security estate.

The stand is perfectly located near the access gate and situated on a corner. Come and build your piece of paradise .

Rest easy knowing that your loved ones and possessions are safeguarded 24/7 by state-of-the-art security measures. Birdwood prioritizes your peace of mind with controlled access, CCTV surveillance, and a dedicated security team.

Enjoy a lifestyle of luxury with exclusive access to amenities such as a clubhouse, swimming pool, 2 tennis quarts, a squash quart, a fully equipped gym, and a play gym The area is surrounded by magnificent lawns that enhance the luxurious ambiance.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R8,773.60

### Bond Costs

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

R21,450.00

### Transfer Costs

R28,244.00

### Monthly Rates

R600

### INTERIOR

Bedrooms	-
Bathrooms	-
Kitchens	-
Recep. Rooms	0
Furnished	Yes

### EXTERIOR

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

### SIZES

Floor Size	-
Land Size	893m <sup>2</sup>



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