



 2
  2
  1



## The perfect two bedroom and two bathroom ground floor unit.

Ideal unit in secure complex being pet friendly, for couples who love entertaining and/or appreciate solitude. 2 spacious bedrooms with beautiful wooden framed doors leading onto ground floor garden and private courtyard. 2 Bathrooms (ensuite). Built in cupboards for sufficient packing space. Open plan kitchen with 2 plumbing points and space for double door fridge. Granite counter tops offering ample workspace.

Dining room and lounge leading onto patio sporting a built-in braai which is a great addition to enjoyable outdoor entertainment, sipping a sundowner enjoying the tranquility with a view of the mountains. Single garage and carport. Ample parking for visitors. Beautiful, landscaped gardens and living space with various amenities i.e. swimming pool and playground that enhance the quality of life for its residents.

High School, Primary School, pre-school and churches within driving distance. Either walk or drive to mall situated around the corner.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R12,892.03

### Bond Costs

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

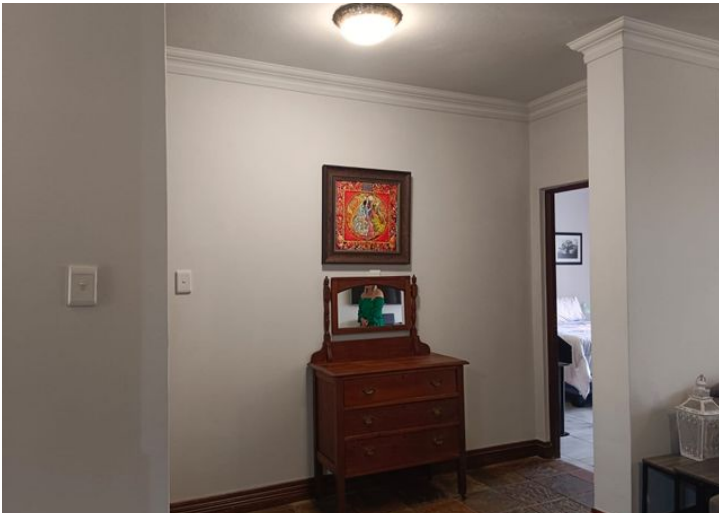
R27,105.00

### Transfer Costs

R36,087.00

### Monthly Rates

R600



### INTERIOR

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

### EXTERIOR

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

### SIZES

|            |                   |
|------------|-------------------|
| Floor Size | 117m <sup>2</sup> |
| Land Size  | -                 |



**Yovanka Potgieter**  
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