



 **3**
 **2.5**
 **2**



Move right into this magnificent three-bedroom Town House in the sought after, Islands Estate.

Features and Location:

- **Prime Location:** The home has a great central location situated in the well-known Islands Estates with easy access to major routes and popular amenities. And to add to this stunning home, I must quote, it is built on the verge of the famous Islands Canal, part of a cul-de-sac with two moorings, and sporting a small garden with artificial green grass for ease of maintenance and always looking beautiful.
- **Convenience:** Close proximity to a shopping mall, a newly developed golf course situated in the estate. Clubhouse, and numerous adventure activities such as mountain biking, off-road biking, air balloon rides, and various restaurants each with its own charm and catering for all individual tastes.
- **Educational Excellence:** Located in an area renowned for its top-rated schools.
- **Water Activities:** Unique access from the canal to the dam for boating or water skiing, offering a new exhilarating experience every day.

o Open-plan living, dining flowing out to the wooden deck with built-in braai completed with a sparkling pool, spectacular for summer or winter evenings with family and friends, the choice is yours. The state-of-the-art kitchen fitted with a gas stove and oven for the culinary experts or even inexperienced 'chefs' where you can practice your skills out of the way but still part of the family or guests.

o Under the stair case a typical snuggle nook.

o Laundromat.

o Discreetly positioned Guest Toilet

o Double door remote-controlled garage

o First Floor: ascend the staircase and be pleasantly surprised by the following:

 Study space: Cute built-in study on the landing where you can work or play.

Monthly Bond Repayment

R24,772.52

Calculated over 20 years at 11%
with no deposit.

Bond Costs

R36,530.00

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

Transfer Costs

R105,552.00

Monthly Rates

R1,600



INTERIOR

Bedrooms 3
 Bathrooms 2.5
 Kitchens 1
 Recep. Rooms 2
 Furnished Yes

EXTERIOR

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

SIZES

Floor Size 203m²
 Land Size 554m²



Lourens Rautenbach

Broker Manager

076 316 4607

lourens@finehome.co.za



Elizabeth Hulme

Agent

079 591 1531

elizabeth.h@finehome.co.za