



 2
  2
  0



### Are you ready to live in style ?

This lovely ground- floor Two bedroom unit is ready for a new owner to move in and stay in style. With it's convenient location close to schools and shopping centers and take- away food outlets you will feel like this is your own little piece of heaven. This unit is modern,, and has an inverter for the load shedding days, that is surprising us every now and then, when we expect it the least. Entering in from the front garden area through the sliding door into the open-plan lounge area leading to the modern and clean look kitchen you will experience style and comfort, with the well-designed space and elegant finishes. The cozy kitchen has breakfast nook, for those sit down meals. You have the comfort of a guest bathroom, when family or friends are visiting and that serves the second bedroom. Both Bedrooms are spacious and the second bedroom will fit a double bed. The main bedroom will be able to fit a queen-sized bed and includes a private Ensuite bathroom, that includes a shower, basin and toilet.

This complex in Sugar Bush Estate, Noordheuwel, offers a play park for kids to play and run around after a long day at

**Monthly Bond Repayment**

Calculated over 20 years at 11% with no deposit.

R8,154.29

**Bond Costs**

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

R19,565.00

**Transfer Costs**

R25,898.00

**Monthly Rates**

R345



### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size 66m<sup>2</sup>  
 Land Size 21,216m<sup>2</sup>



**Hanlie Eksteen**

Agent

**082 335 3268**

hanlie@finehome.co.za

