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## 3 BEDROOM SPLIT LEVEL TOWNHOUSE FOR SALE IN GREENHILLS - FUNCTIONALITY AT IT'S BEST!

NOW THIS IS THE ULTIMATE IN STYLE, LUXURY AND ELEGANCE! THIS PROPERTY IS A DREAM COME TRUE. ULTRA MODERN WITH BEAUTIFUL FINISHINGS. LOTS OF EXTRAS. PRIME AREA OF RANDFONTEIN. LOW MAINTENANC AND CLOSE TO ALL AMENITIES. SAFTY AND PEACE OF MIND ARE GUARANTEED IN THIS SECURE ENCLAVE.

This property consist of the following:

3 x Good size bedrooms with tiled floors. Each of them consist of it's own entrance to the balcony for a lovely family gathering. Main Bedroom offers tiled floors, ample cupboard space. Owner replace cupboard doors with beautiful functional sliding doors. Main en-suite with full bathroom.

2 x Bathrooms with tiled floors (2nd bathroom offers, shower, basin and bath

1 x Guest toilet with tiled floors, basin and toilet. (very convenient for guests)

1 x Open Plan Kitchen / Dining and Lounge area with tiled floors

EXTRAS.

FIBRE INTERNET  
SOLAR PANELS  
BACK UP BATTERY / INVERTER SYSTEM  
WATER TANK (950 Liter JO JO tank)  
OUTDOOR SENSORS/BEAMS  
BUILT IN BRAAI  
TOTALLY FENCED  
ELECTRIC FENCING  
PRE PAID ELECTRICITY

|   |            |  |            |
|---|------------|--|------------|
| <b>Monthly Bond Repayment</b>                       | R13,201.69 | <b>Bond Costs</b>  | R27,105.00 |
| Calculated over 20 years at 11%<br>with no deposit. |            | These calculations are only a guide. Please ask<br>your conveyancer for exact calculations |            |
| <b>Transfer Costs</b>                               | R36,987.00 | <b>Monthly Rates</b>   | R1,005     |





### INTERIOR

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2   |
| Kitchens     | 1   |
| Recep. Rooms | 3   |
| Furnished    | Yes |

### EXTERIOR

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

### SIZES

|            |                   |
|------------|-------------------|
| Floor Size | 136m <sup>2</sup> |
| Land Size  | 153m <sup>2</sup> |



Nita Jordt  
Agent

**083 754 2902**  
nita@finehome.co.za