

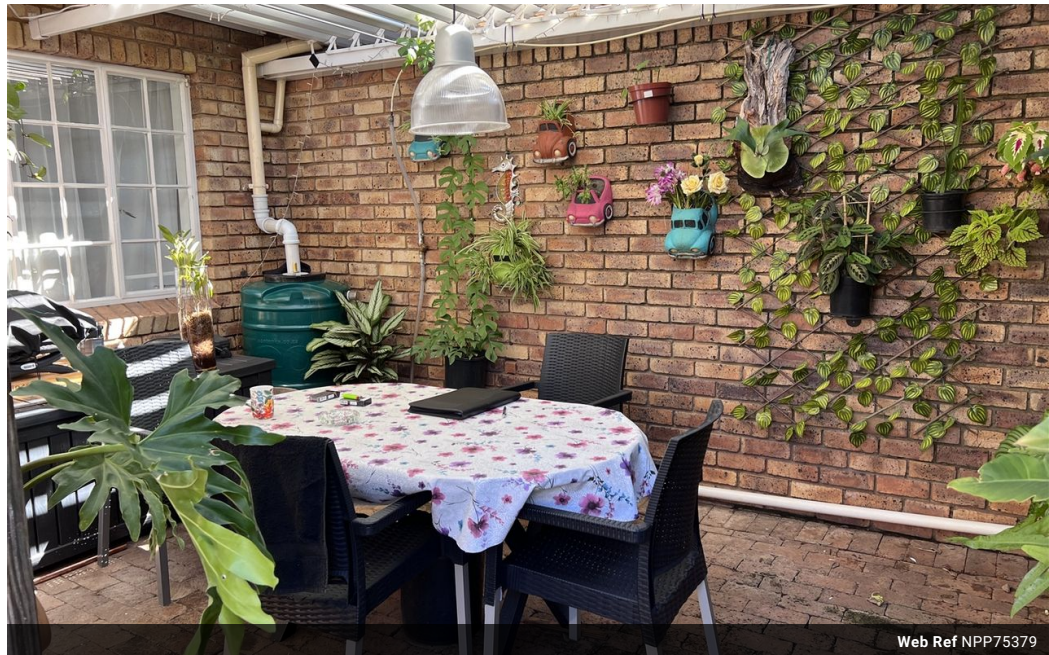


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Web Ref NPP75379



R1,399,000

2 1 1

**Monthly Bond Repayment** R14,203.05

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R40,587.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R2,200 **Monthly Rates** R700 **Sectional Title Levy** R1,845

Perfect Simplex in Retirement Village !

This renovated, cozy home is just perfect. Featuring two bedrooms, sunny and bright. One full bathroom with a separate shower. The renovated kitchen, open-plan living area and lounge are neatly finished and stylish. It even has a separate laundry and washing line. A large lock-up garage and parking space forms part of the package. Included is a full solar system.

Included in the levy are garden services, water and security.

Close to CSIR and the Botanical Gardens. On a bus route. View Today!

For the investor - rental contract in place.

Lying just east of the city center of Pretoria, Brummeria is literally just up the road from the CSIR so it is not difficult to imagine that Brummeria is a fairly popular suburb. Nestled right in the middle of Val-de-Grace, Lynnwood Manor, Silverton and Kilner Park, this suburb is close to...

### Features

#### Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	91m <sup>2</sup>
Land Size	2,146m <sup>2</sup>

#### Extras

Laundry Patio House Style: Character Views: Private Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Designer Kitchen: Modern Kitchen: New Kitchen: Open Plan Kitchen: Double Sink Kitchen: Pantry Kitchen: Scullery Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Melamine Main Bedroom: Double Bedroom 2: Double Main Bathroom: Bath Main Bathroom: Separate Shower Additional Rooms: Guest Toilet Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living Entertainment Area: Paved Outdoor Living: Garden Land Contour: Flat Condition: Excellent Water Supply: Town Supply Sewerage: Mains Security: Intercom