



**Roxzanne Odendaal**

Non-Principal Property Practitioner  
Registered with PPRA  
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Contact Harcourts Capital

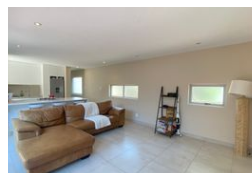
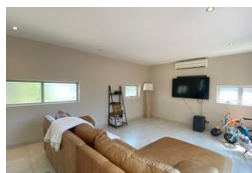
012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



SOLE MANDATE

Web Ref RL41033



### R1,690,000

**Monthly Bond Repayment** R17,157.37

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R54,439.00    **Bond Costs** R30,875.00

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

3    2    2

**Monthly Levy** R3,780    **Monthly Rates** R1,200    **Sectional Title Levy** R750

### Secure Estate in a well established neighbourhood

Located within a sought-after security complex in Boardwalk, this stunning 3-bedroom townhouse features spacious, open-plan living areas that create a welcoming atmosphere.

The cozy kitchen is equipped with ample cupboard space, granite countertops, and a convenient breakfast nook.

All three generously sized bedrooms come with built-in cupboards and blinds for added privacy.

The main bedroom includes a luxurious full en-suite bathroom, complete with a double vanity, bath, shower, and toilet. Bedrooms 2 and 3 share a well-appointed second bathroom, which includes a shower, bath, basin, and toilet.

For your convenience, the property offers a large double automated garage, Additional storage space beneath the staircase.

It also features a generator switch-over for uninterrupted power supply, although the area is EXEMPT FROM...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Furnished No

#### Exterior

Garages 2  
Carports / Parkings 2  
Security Yes  
Pool Yes  
Views False

#### Sizes

Floor Size 150m<sup>2</sup>  
Land Size 300m<sup>2</sup>

#### Extras

Air Conditioner Blinds Built in Wardrobes Built In Braai Covered Patio Dishwasher Connection Double Storey Electric Fencing Electric Garage Fenced Pool Fibre Garden Services Gas Hob Generator Immaculate Condition Open Plan Kitchen Security Complex Under Counter Oven Water Included Open Plan

