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Web Ref RL42431



R1,910,000

3 2.5 2

**Monthly Bond Repayment** R19,390.87

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R69,806.00 **Bond Costs** R32,760.00

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

**Monthly Levy** R3,400 **Monthly Rates** R915

Comfort, Convenience and Secure living in Maroelana

Located in a quiet, well-kept complex, Golf Gardens in Maroelana, (bordering Hazelwood) this three-bedroom, lock up and go townhouse offers a great balance of comfort, security, and everyday convenience. It's close to top schools, major shopping centers, and key amenities — ideal for families or professionals on the go. Forrest Walk, the Village, Pretoria Country Club, all just around the corner.

Inside, the living area is bright and spacious. The kitchen is practical, offering ample cupboard space and easy working areas.. All three bedrooms are generously sized, with built-in cupboards. The main bedroom includes an en-suite bathroom, while the second bathroom comfortably serves the other two rooms.

\* An additional area leading off the main bedroom could be utilised as a study, play room etc.

\* Why not work the open patio...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	197m <sup>2</sup>
Land Size	300m <sup>2</sup>