



**Tamara Takacs-Windt**  
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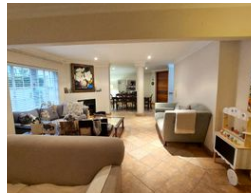
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL38054



R3,200,000

3 3 2

**Monthly Bond Repayment** R33,030.03  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,400 **Monthly Rates** R1,800

Beautiful living in serenity

Serene & Secure Living in Exclusive Sterrewag, bordering Monument Park

Located in a well-established complex with only 21 units, this beautifully maintained home offers a lifestyle of comfort, security, and flair.

Upstairs, you'll find three spacious bedrooms, including a comfortable main bedroom with an en-suite bathroom, while the other two bedrooms share a bathroom. The huge PJ lounge provides the perfect space for a study, additional entertainment area, or cozy retreat, opening onto a private balcony with stunning garden and pool views.

Access to your home is via the garage, (Through the patio), front door, or private, side access gate, offering complete convenience and privacy.

Downstairs, is your spacious lounge and dining area, along with an additional entertainment space that can easily be converted into a fourth...

Features

**Pets Allowed** Yes

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

**Exterior**  
Garages 2  
Carports / Parkings 1  
Security No  
Pool Yes  
Views False

**Sizes**  
Floor Size 217m<sup>2</sup>