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Web Ref RL36683



R1,199,000

3 2 1

**Monthly Bond Repayment** R12,375.94  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R3,165 **Monthly Rates** R905

### Spacious Family sized Townhouse against the Mountain

Spacious, Secure, Renovated 3-bedroom home plus separate study.

Nestled against a mountain, on the border between Lynnwood Ridge and Murrayfield, this 170 sqm two-story offers a perfect family home, or Lock-up-and-go, combining space, comfort, style, and security.

Prime location promising serene living experience, while conveniently being close to all access routes, schools, the hospital, and shopping centers.

#### Property Features:

- \* 3 spacious bedrooms
- \* 1 Study / Home office
- \* 2 renovated bathrooms
- \* Wooden Kitchen - Separate laundry room and court yard.
- \* Living room flowing onto patio -
- \* Dining room on bottom floor
- \* 1 garage - Outdoor patio.
- \* Aluminium sliding doors to patio, flowing into the beautiful rocky mountains with mature trees providing a tranquil private setting, to breathe easy or

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	170m <sup>2</sup>
Bathrooms	2	Carports / Parkings	1	Land Size	12,900m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				