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 44 - 46 Old Main Road  
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 3610



SOLE MANDATE

Web Ref RLS979124



R3,395,000

3 3.5 2

**Monthly Bond Repayment** R35,042.80  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R207,997.00 **Bond Costs** R45,955.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,490 **Monthly Rates** R3,177.6

BOUTIQUE-STYLE DUPLEX IN SOUGHT AFTER ECO-FRIENDLY COMPLEX

Nestled in an eco-friendly, 24hr guarded complex that offers 90% off-the-grid living with access to high-quality pumped borehole water, as well as gas and solar energy with an uninterrupted power supply lithium battery, this boutique-style duplex seamlessly blends personalized luxury, elegant design, and exceptional comfort that guarantees an unforgettable living experience. As you enter through a striking wooden pivot front door, complemented by an adjacent panoramic window, you are greeted by an inviting entrance hall. Off the hall, you'll find a guest cloakroom and a study. The layout then seamlessly flows into an open-plan lounge, offering a stylish floor-mounted gas fireplace that divides the space from the well-appointed kitchen. The lounge flows into a dining and entertainment room that features another panoramic...

Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	266m <sup>2</sup>
Bathrooms	3.5	Carports / Parkings	6		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				

Extras

24 Hour Access Garden Gas Hob Guest Toilet Scullery Septic Tank Sliding Doors Solar Heating  
 Built In Braai Built in Wardrobes Jacuzzi Electric Garage Laminated Floors Open Plan Oven &  
 Hob Washing Machine Connection Entrance Hall Fireplace