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1st Floor, Seeff  
Christians Village Shopping Centre (Pick 'n Pay Centre)  
44 - 46 Old Main Road  
Hillcrest  
Durban  
3610



SOLE MANDATE

Web Ref RLS955864



R2,195,000

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**Monthly Bond Repayment** R22,656.54

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R89,647.00    **Bond Costs** R34,625.00

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

**Monthly Rates** R1,310

Downsizing or simplifying? This is it!

Have you had thoughts of selling your big house and downsizing for financial freedom? Well, Assagay Crescent in Assagay (Hillcrest) houses the entrance to Queensbridge Gated Estate with 24 hour guards in the road and borders the back of Silver Oaks Estate too, making this prime, prime real estate with the added benefit of tranquil country views and easy access to the M13 and N3 to Durban. This two bedroom freestanding house is set on half an acre of park like grounds, professionally landscaped from scratch with love and care by Durban's best. The large enclosed frameless glass veranda by Sunflex is an absolute dream come true taking full advantage of that amazing country outlook, providing an amazing vantage point to admire your spectacular garden. Here at this freestanding home you'll find no restrictions with regards to...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	No
Views	True

### Sizes

Floor Size	170m <sup>2</sup>
Land Size	2,152m <sup>2</sup>

### Extras

Air Conditioner Alarm System Garden Septic Tank Sliding Doors Built in Wardrobes Burglar Bars Cooling Fans TV TV Port Country Style Curtain Rails Electric Garage Oven & Hob Totally Fenced Tumble Dryer Veranda Washing Machine Connection Electric Gate Electricity Included Fan Fireplace Piped Gas Water Included