



Hayden Dowdall 083 452 6722 hayden.dowdall@seeff.com

Contact Hillcrest & Kloof

## 031 765 5326

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













R2,100,000





Monthly Bond Repayment R20,614.51 Calculated over 20 years at 10.25% with no deposit.

**Transfer Costs** R84,088.00 **Bond Costs** R34,625.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,800 Monthly Levy R1,928

Step into this exquisite ground-floor apartment.

Step into this exquisite ground-floor apartment. Situated in a secure 24-hour manned estate, just a stone's throw away from the vibrant Watercrest and Hillcrest malls, convenience meets elegance in this residence. This tastefully designed unit features three bedrooms, with two of them granting direct access to a charming private garden, perfect for enjoying leisurely mornings or hosting intimate gatherings. The main bedroom offers the indulgence of an en-suite bathroom, ensuring comfort and privacy.

The heart of the home lies in its modern, open-plan kitchen, complete with sleek finishes and a convenient breakfast nook, flowing into the inviting lounge area, this space is ideal for entertaining guests or simply unwinding after a long day. Adding to the appeal is the fenced garden, providing a safe haven for relaxation or..

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	1	Floor Size	92m²
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	No				

Boomed Area Garden Granite Tops Guard Guard House Security Gate Built in Wardrobes TV Port Dishwasher Connection Laminated Floors Open Plan Oven & Hob Totally Fenced Totally Walled Washing Machine Connection