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Christians Village Shopping Centre (Pick 'n  
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44 - 46 Old Main Road  
Hillcrest  
Durban  
3610

UNDER OFFER



SOLE MANDATE

Web Ref RLS953356



R4,100,000

3 2.5 2

**Monthly Bond Repayment** R42,319.72  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R294,674.00 **Bond Costs** R53,495.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,700 **Monthly Rates** R3,000

Modern urban farmhouse styled security village, many extra's!

Striking design in this boutique-style modern urban farm-styled security village of 16 freehold homes. Sad owners transferred. The plot size of 900m2 is dead-level and the landscaped garden is entertainment, child, and pet friendly where both cats and dogs are permitted with a maximum of 2 pets. The downstairs covered and tiled entertainment verandah includes a built-in braai.

The perimeter fencing is 2.4 meters high and is a combination of clear view perimeter and solid walling with electric fencing on top. There are surveillance cameras linked to the gatehouse. The double-story house design is striking! The downstairs living areas are open plan and light and bright. The air conditioned downstairs living areas include an open-plan kitchen with centre island, granite tops, a separate scullery, with a 5 plate gas hob and an...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 3  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 2  
Studies 1  
Furnished No

### Exterior

Garages 2  
Security Yes  
Pool No  
Views True

### Sizes

Floor Size 265m<sup>2</sup>  
Land Size 900m<sup>2</sup>

### Extras

24 Hour Access 24 Hour Response ADSL Air Conditioner Awning Balcony Garden Gas Hob Granite Tops Guard Guard House Guest Toilet Satellite Internet Scullery Security Gate Septic Tank Sliding Doors Built In Braai Built in Wardrobes Centre Island Closed Circuit TV Internet Port Special Doors TV TV Port Dishwasher Connection Driveway Electric Garage Electric Fencing Laminated Floors Lapa Laundry Open Plan Oven & Hob Tiled Floors Totally Fenced Totally Walled Tumble Dryer Under Counter Oven Veranda Washing Machine Connection Electric Gate Entrance Hall Extractor Fan Fibre Fireplace Covered Patio Piped Gas

