



**Varina Ross**  
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Contact Hillcrest & Kloof

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



Web Ref RLS971473



R1,599,000



**Monthly Bond Repayment** R16,504.69  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R48,755.00    **Bond Costs** R28,990.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,468    **Monthly Rates** R1,906

### Modern Ground Floor Unit in Serene Estate

This immaculate, modern 3-bedroom ground floor unit offers open-plan living with a stylish kitchen featuring granite countertops and ample cupboard space. The lounge seamlessly flows to a private verandah and fully fenced garden, overlooking the tranquil conservancy. Downstairs, you'll find a convenient guest toilet. Upstairs, two bedrooms and two bathrooms await, with one bathroom boasting a bath, shower, toilet, and basin, and the second featuring a shower.

The Estate provides a clubhouse, scenic walking trails, and additional conveniences like an inverter and two parking bays. Enjoy the proximity to Watercrest Mall and nearby medical facilities.

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Carports / Parkings	2	Floor Size	93m <sup>2</sup>
<b>Interior</b>		Security	Yes		
Bedrooms	3	Pool	Yes		
Bathrooms	3	Views	True		
Kitchens	1				
Recep. Rooms	2				
Furnished	No				

### Extras

Tiled Floors Bath, Toilet and Basin Shower, Toilet and Basin Balcony Curtain Rails Built in Wardrobes Air Conditioner Garden Services Open Plan Dishwasher Connection Gas Hob Under Counter Oven Covered Patio Carport Secure Parking Communal Fenced Pool Totally Fenced 24 Hour Access Guard House Air Conditioning Unit