



**Fiona Patrick**  
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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

UNDER OFFER



SOLE MANDATE

Web Ref RLS975719



R2,295,000

3 Bedrooms 2 Bathrooms 2 Garages

**Monthly Bond Repayment** R23,688.72

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R97,838.00 **Bond Costs** R36,530.00

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

**Monthly Levy** R2,184.4 **Monthly Rates** R1,945.0

Immaculate Home, Move In Ready

Beautifully finished with light open plan living area and double doors from the lounge to the covered verandah and deck as well as double doors from the dining area to the private back patio. Well air conditioned with 3 air conditioners. An added bonus is a 5.5kw inverter with 8 solar panels. 184 square meters under roof and an extra large double garage which leads directly into the courtyard and kitchen.

Good security with CCTV and trellis as well as this being a Blue Zone area. There are 3 well sized bedrooms with built in cupboards, with the main bedroom opening out onto a deck. Both bathrooms are modern with quality finishes. There is a 2 500l water tank which feeds into the house, allowing for about a week's supply of water. The conservation area within the estate has a dam, waterfall, walking trails and picnic spots...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages 2  
Security Yes  
Pool No  
Views True

### Sizes

Floor Size 184m<sup>2</sup>

### Extras

Air Conditioner Garden Gas Hob Septic Tank Built in Wardrobes Burglar Bars Centre Island Closed Circuit TV Intercom Curtain Rails Deck Dishwasher Connection Driveway Alarm System Electric Garage Electric Fencing Laminated Floors Open Plan Oven & Hob Tiled Floors Under Counter Oven Veranda Washing Machine Connection Electric Gate Fibre Piped Gas Satellite Dish

