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SOLE MANDATE

Web Ref RL15959



**R2,100,000**

**Monthly Bond Repayment** R21,675.96  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R83,947.00    **Bond Costs** R34,625.00

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

**Monthly Rates** R662

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### Prime Investment Opportunity – Modern 3-Bedroom Townhouse in Amandelsig

This is a rare find at an unbeatable price! Located in a prime area of Amandelsig, this low-maintenance corner property is perfect for young professionals, families, or retired couples looking for secure and modern living.

**Key Features:**

**Spacious & Versatile Living Areas:** The extra-large living area easily accommodates a TV lounge, dining room, and indoor braai area, making it ideal for entertaining.

**Modern Kitchen & Scullery:** The kitchen features a built-in stove and hob, with a separate scullery that offers space for a dishwasher, washing machine, and fridge.

**Secure & Private Outdoor Spaces:** The enclosed front garden has high walls and palisade fencing, while the backyard is mostly paved, featuring a boma braai and patio for easy outdoor entertaining.

**Comfortable Bedrooms:** All three bedrooms have carpets and ample built-in...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	132m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	311m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

