

PRIME RESIDENTIAL  
REAL ESTATE


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SOLE MANDATE

Web Ref EN01-4032



**R1,595,000**



**Monthly Bond Repayment** R17,009.55

Calculated over 20 years at 11.5% with no deposit.

**Transfer Costs** R56,376.00    **Bond Costs** R34,088.50

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

**Monthly Levy** R5,745    **Monthly Rates** R1,612

### 3 Bedroomed apartment in Birdhaven

Quality lifestyle in the heart of Birdhaven. This fabulous contemporary styled 156m/2 three bedroomed apartment with high ceilings solar Pannels and gleaming parquet flooring is a real classic. It is perfectly situated at the end of the passage so privacy is key.

Walk into a spacious lounge and dining room with a view of the Jacarandas. There is access and flow into the enclosed balcony/ study from the lounge and the main bedroom. The separate and large kitchen is beautifully updated with granite tops, white units, a double stove and space for two appliances.

The main bedroom has a gorgeous full bathroom en-suite and an ample dressing room. The other two bedrooms with built-in cupboards share a family bathroom and there is a guest cloakroom for guests.

The complex is pet friendly and the apartment...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	No
Views	No

#### Sizes

Floor Size	156m <sup>2</sup>
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#### Extras

WiFi / Fibre, Parquet flooring, Storage room - 9 sqm, Staff quarters - 9 sqm