

PRIME RESIDENTIAL  
REAL ESTATE



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**R2,450,000**

 3  2.5  2

**Monthly Bond Repayment** R25,288.62  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R111,720.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,367 **Monthly Rates** R2,054

### A Sanctuary on the River

The bird life is off the charts! River-frontage. In a tranquil Craighall cul-de-sac nestled along the lush treed greenbelt of the river lies a residence that masterfully blends privacy, nature, and contemporary living. Supported by a powerful solar/inverter electricity back-up system, this approximately 200 m<sup>2</sup> townhouse offers a lifestyle retreat designed for those who seek comfort, privacy and sophistication with a living backdrop that shifts with seasonal rhythms. Residents are granted exclusive access to a treed riverfront garden.

Step into the open-plan living spaces, where natural light dances through a skylight above the staircase. The kitchen, adorned with granite countertops and top end cabinetry, is equipped with a 4-plate gas hob, dual sink, and breakfast nook. The lounge and dining areas flow effortlessly...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Land Size	215m <sup>2</sup>
Bathrooms	2.5	Security	Yes		
Recep. Rooms	1	Pool	No		
Furnished	No	Views	Yes		

#### Extras

Open-Plan Lounge, Open Plan Dining Area, Carpet Floors, Tiled Floors, Granite Counter-Tops, Wooden Cabinetry, Dual Sink, 4-Plate Gas Hob, Oven, Extractor, Space for 2 Appliances, Space for Refridgerator, Breakfast nook, Automated Garage Doors, Linen Cupboard, Scenic Views of Jukskei River, Double Basin, Double Mirror Vanity, Skylight over Staircase, Private Garden, Braai Area, Security Post, Retractable Burglar Bars, Visitors Parking, Communal Park Area

