

**PRIME RESIDENTIAL  
REAL ESTATE**


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**UNDER OFFER**



SOLE MANDATE

Web Ref EN01-4533



**R1,995,000**

**Monthly Bond Repayment** R20,592.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R74,906.00    **Bond Costs** R32,760.00

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

**Monthly Levy** R2,872    **Monthly Rates** R1,232

 3     2

### 3 Bedroom Townhouse For Sale in Paulshof

Offers from R 1 995 000.

Double storey, free standing, corner unit with private exclusive garden, own entrance to the river frontage, play area, pool and clubhouse.

Three bedrooms main on suite, 147 squares under the roof. The main bedroom has doors opening onto spacious balcony with stunning views.

Open plan living area with fireplace opens onto covered patio with beautiful views into well-established garden. Beautiful, design, modern kitchen with Cesar stone tops and walk in pantry.

Very sought after complex, great location, easy access to highways, excellent security, well run, well managed. 2 covered parking bays, extra parking for visitors. Pool and clubhouse, kids play area, close to Rivonia horse stables and Rivonia sport club. Small dogs allowed with permission.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 2  
Recep. Rooms 2  
Furnished No

#### Exterior

Carports / Parkings 2  
Security Yes  
Pool Yes  
Views No

#### Sizes

Floor Size 147m<sup>2</sup>

#### Extras

Wooden Floors, Concrete Screed Floors, Wood Laminate Floors, Tiled Roof, Burglar Bars, Automated Entry Gate, Open-Plan Lounge, Open-Plan Dining Room, Wood-Burning Fireplace, Visitors Parking, Kids Play Area, Wooden Kitchen Cabinetry, Walk-In Pantry, Caesar Stone Counter-Tops, Double Sink, Space for 3x Appliances, Extractor Fan, Covered Patio, Storage Under Staircase, Go Solr Rental, Drop Down Blinds

