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Web Ref RL28123



**R2,460,000**

 3   
  2.5   
  1

**Monthly Bond Repayment** R25,391.83  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R112,520.00    **Bond Costs** R38,415.00

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

**Monthly Levy** R2,600

Modern living in Amberfield City- Buy direct from the developer!!!

Make this investment opportunity yours to own today!!!

Modern New Development in Amberfield - Buy Direct & Save!

Discover the perfect blend of serenity and security in this beautifully designed community, featuring scenic walkways, lush park spaces, and premium shared amenities. Buy directly from the developer and enjoy savings on transfer costs-plus, bond registration fees are included!

This charming 3-bedroom, 2.5-bathroom free-standing home offers a private garden for your relaxation and entertainment. The automated tiled garage conveniently connects to the house through the scullery, ensuring seamless access.

Step into a stylish, modern kitchen boasting a sleek waterfall island with a prep bowl, while the separate scullery provides ample space for three appliances.

Designed for effortless entertaining, this...

## Features

**Pets Allowed** Yes

### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2.5 |
| Kitchens     | 1   |
| Recep. Rooms | 2   |
| Studies      | 0.5 |

### Exterior

|                     |     |
|---------------------|-----|
| Garages             | 1   |
| Carports / Parkings | 1   |
| Security            | Yes |
| Pool                | Yes |
| Views               | Yes |

### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 164m <sup>2</sup> |
|------------|-------------------|