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SOLE MANDATE

Web Ref RL13210



**R2,795,000**

 3  2  2

**Monthly Bond Repayment** R28,849.67  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R141,487.00 **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,000 **Monthly Rates** R1,700

### RUSTIC ITALIAN 3 BEDROOM TOWNHOUSE FOR SALE IN ELDOGLEN ESTATE

Situated in an ideal location across the pool and park of Eldoglen Estate, this delightful, full-title townhouse exudes earth-toned elegance, with a touch of 'la dolce vita'.

Textured walls, cobble-stone tiles, concrete built-in shelves, a stunning kitchen with gas hob and attractive vanilla-colored painted cabinets with black granite tops add to the rustic charm and elegance of this Italian-style townhouse in Eldoglen Estate.

The kitchen has a separate scullery area for all your modern conveniences and access to the automated double garage is via the scullery.

A cozy gas fireplace in the living areas add warmth on a chilly winter's night and a boma area in the landscaped garden makes outdoor entertaining an absolute pleasure even in cold weather. And on those hot South African Summer nights, there is a splash pool...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	244m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	460m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	Yes		
Furnished	No				