



**Bertha Tozana**  
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Contact Choprop Sales

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146 Willem Botha Street  
Wierda Park  
0157



Web Ref RL16408



**R2,600,000**

 3  2.5  2

**Monthly Bond Repayment** R26,836.90  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R123,720.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,300 **Monthly Rates** R2,400

Easy living lock up and go!

Spacious 3 beds 2,5 baths duplex offering  
3 bedrooms with laminated wooden floors upstairs and tiles downstairs.  
2 bedrooms and living room have air-conditioned for heating and cooling.  
Master bedroom has en-suite full bathroom with bathtub and separate shower  
Family bathroom with bathtub and shower.  
Spacious double volume lounge and dining areas.  
Servant's quarters with a shower.  
Tandem garage fits 2 cars.  
Storeroom with shelves.  
Kitchen with built-in cupboards, space for 2 wet appliances and single door fridge  
Guest toilet  
Pet-friendly complex(1 pet).

The unit has a well-maintained garden and lots of parking space within the complex.  
River Club, Sandton is centrally located near French school, Redhill School, Montrose primary school with easy access to Highway and only 5 minutes drive to Sandton CBD.  
VBA!

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 3  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 2  
Furnished No

### Exterior

Garages 2  
Security Yes  
Dom. Accom. 1  
Pool No  
Views Yes

### Sizes

Floor Size 184m<sup>2</sup>

### Extras

Central A/C & Heating