



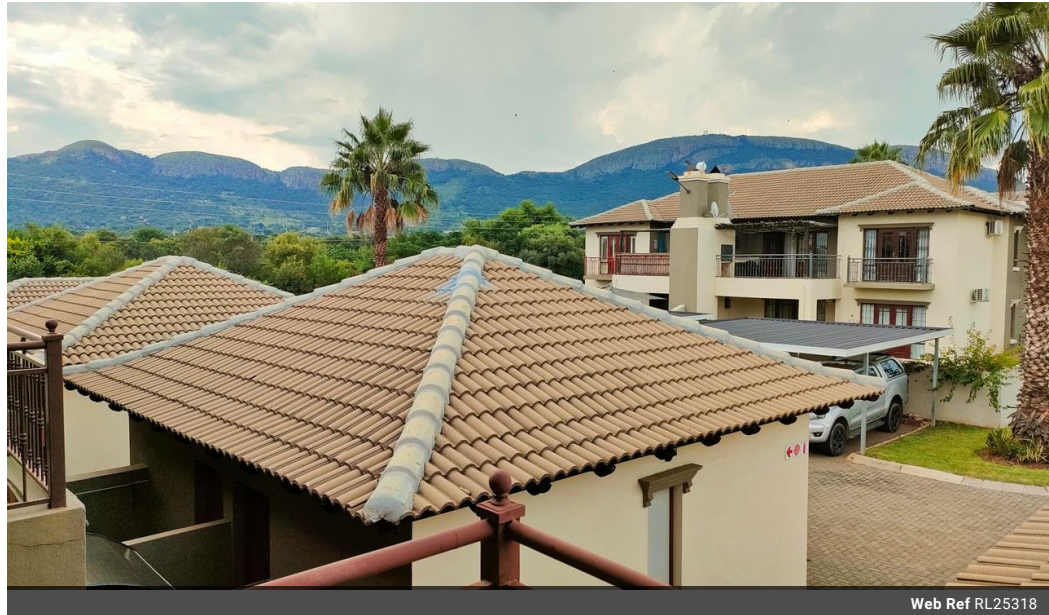
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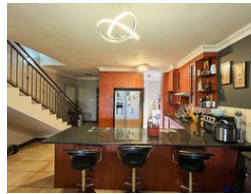
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TBA

## 3 Bedroom Duplex For Sale in Melodie



Web Ref RL25318



**R1,425,000**

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**Monthly Bond Repayment** R14,708.68  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R43,535.00 **Bond Costs** R28,990.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,500 **Monthly Rates** R760

### Modern 3-Bedroom Duplex Townhouse for Sale in Melodie Waters, Melodie

This stylish 3-bedroom duplex townhouse offers the perfect combination of modern comfort, security, and convenience in the sought-after Melodie Waters Estate. With scenic views, excellent amenities, and a thoughtfully designed layout, this home is ideal for families or professionals looking for an upmarket lifestyle.

#### Property Features:

- 3 Spacious Bedrooms with laminated flooring, ensuring a sleek and elegant look
- Main Bedroom with Private Balcony, offering beautiful scenic views
- 1 Full Ensuite Bathroom + Second Bathroom with Shower upstairs
- 1 Guest toilet downstairs
- Open-Plan Living – seamlessly integrating the kitchen, dining, and lounge areas for a modern flow
- Stylish Kitchen with ample storage and a separate washing room for added convenience
- Lounge Opens to a Private Undercover Patio with a built-in braai, perfect for...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	137m <sup>2</sup>
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#### Extras

24 Hour Access Balcony Breakfast Nook Built In Braai Complex

