



**Clarel van Vuuren**  
 082 652 8123  
 clarelv@threepercent.com



**Schalk van Wyk**  
 083 320 8084

schalk@threepercent.com

Contact Pretoria East

083 3208084

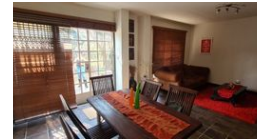
1st Floor, 59 Regency Drive, Route 21  
 Corporate Park, Irene, 0174

## 3 Bedroom Duplex For Sale in Garsfontein



SOLE MANDATE

Web Ref RL22566



**R1,099,000**

3 1.5 1

**Monthly Bond Repayment** R11,343.75

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R2,700 **Monthly Rates** R590

3 Bedroom Townhouse not to be missed!!

SOLE MANDATE!! Exclusively listed by 3%.com

Brand new on the market, this 3 bedroom townhouse, situated in a small sectional title security complex offers you a safe environment for you and your family with a security gate and electric fence around the entire complex. The complex is also located near all necessary amenities such as schools, shopping centres and medical facilities. The property offers you a spacious kitchen, separate laundry area, dining and open plan living area outlooking the garden, 3 spacious bedrooms, 1 bathroom and 1 guest toilet.

Property Features:

3 Spacious bedrooms with built in cupboards  
 1 Bathroom  
 1 Guest Toilet  
 Open plan living area  
 Dining Room  
 TV Port and satellite dish  
 Wi fi  
 Linen cupboard and cupboard under staircase  
 Patio

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	113m <sup>2</sup>
Bathrooms	1.5	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		