



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



**Schalk van Wyk**  
083 320 8084

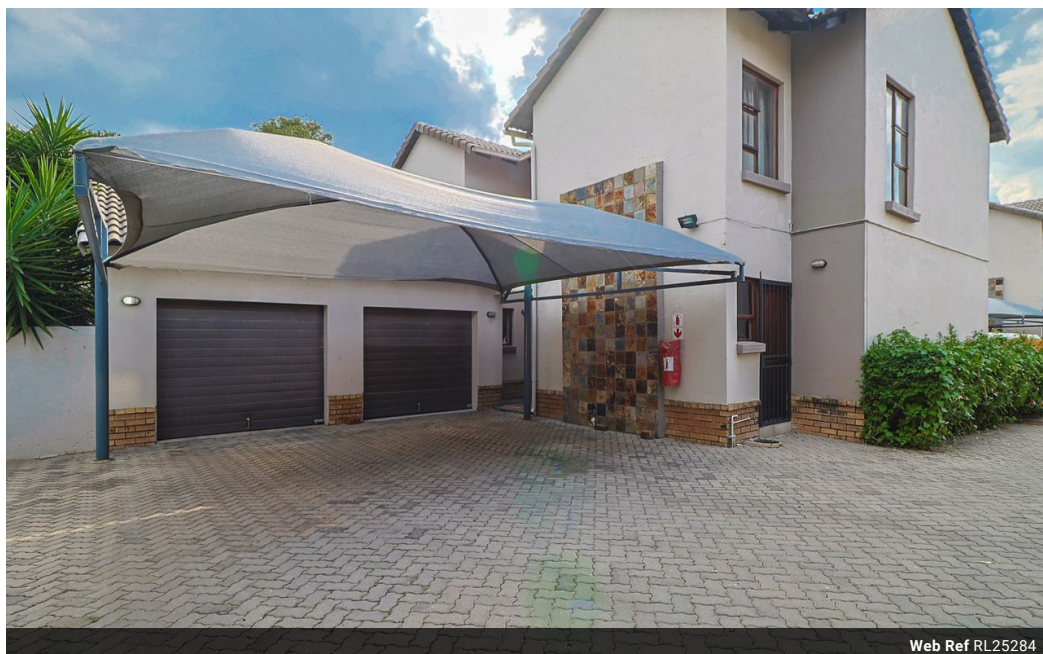
schalk@threepercent.com

Contact Pretoria East

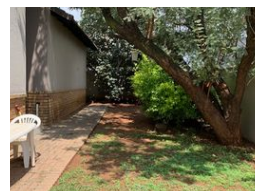
083 3208084

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

## 2 Bedroom Duplex For Sale in Garsfontein



Web Ref RL25284



**R1,298,000**

🛏 2 🚿 2 🏠 1

**Monthly Bond Repayment** R13,397.81

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R37,557.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R2,400 **Monthly Rates** R765

Ideal Investment and the perfect lock-up and go....

Welcome to your new home in the serene neighbourhood of Garsfontein! This corner unit offers the perfect blend of comfort, convenience, and security, making it an ideal haven for you and your family.

Step inside to discover a spacious layout featuring 2 bedrooms, 2 bathrooms, offering ample space for relaxation and privacy. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for entertaining guests or enjoying cozy family gatherings.

Prepare delicious meals in the well-appointed kitchen, complete with modern finishes and plenty of storage space. Then, dine al fresco on the expansive patio, where you can soak in the tranquil surroundings and enjoy beautiful views of the garden and neighbourhood.

This property boasts a single garage, an undercover parking as well as...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Garages	1	Floor Size	113m²
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

