



**Garvin Ogden**  
064 504 6359  
garvin@threepercent.com



**Rene Ogden**  
062 951 4138  
rene@heynikeinc.co.za



**Muriel Harrison**  
083 479 5527

muriel@threepercent.com

Contact Jhb - Randburg, Sandton,  
Roodepoort & surrounds

011 7924360

34 6th Street  
Parkhurst  
Johannesburg  
2193

## 3 Bedroom House For Sale in Sundowner

NEW



SOLE MANDATE

Web Ref RL25401



**R1,695,000**

3 2 2

**Monthly Bond Repayment** R17,495.59

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R54,739.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R2,703.9 **Monthly Rates** R869.9

### Charming Home in Prestigious Sundowner Complex

Step into comfort with this impeccable three-bedroom, two-bathroom house, nestled in a sought-after secure complex in Sundowner.

The home's face brick exterior not only promises low maintenance but also adds to the aesthetic charm of the property.

Inside, you are greeted by a spacious and well-appointed kitchen featuring ample storage and a convenient scullery, ensuring your culinary space remains tidy.

The open-plan dining and lounge area offers a seamless flow, perfect for entertaining and everyday living. Large windows ensure the space is bathed in natural light, creating a warm and inviting atmosphere.

The bedrooms are comfortably sized, with the upstairs master suite boasting en-suite facilities as well as a conservatory.

All bathrooms are modern and well-fitted, catering to all your family's needs.

Step outside...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	174m <sup>2</sup>
------------	-------------------