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SOLE MANDATE

Web Ref RL8998



### R1,500,000

3 2 1

**Monthly Bond Repayment** R15,482.83  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R45,785.00 **Bond Costs** R28,990.00

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

**Monthly Levy** R3,000 **Monthly Rates** R600

### Spacious 3 Bedroom Townhouse in Pretoria-East

MODERN, SPACIOUS, LOCK-UP & GO 3 BEDROOM TOWNHOUSE

PRIME LOCATION!! Situated in the heart of Ashlea Gardens, withIn walking distance of EDUVOS campus, Menlyn Mall and Forest Walk shopping Center and easy access to the N1 highway and other major roads.

This lovely double-story townhouse forms part of a well maintained complex which offers EXCELLENT SECURITY (fully Electric Fencing, Alarm System and CCTV Camera Surveillance) and a beautiful landscaped garden with wide spread lawns and trees. There is also a lovely communal braai area and veggie garden for your convenience.

The Upper Level offers:

3 Spacious Bedrooms with high ceilings, laminated flooring and built-in cupboards

- The Master Bedroom has a Walk-in Closet and en-suite Bathroom

2 Bathrooms with beautiful modern finishes

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	113m <sup>2</sup>
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#### Extras

Closed Circuit TV Communal Braai Area Double Storey Fibre Immaculate Condition Laminated Floors Walk In Closet North