



**Sylvia Gounden**

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Contact Sandton

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Huizemark Block 2A  
Bryanston Gate Office Park  
170 Curzon Road  
Bryanston  
2191



SOLE MANDATE

Web Ref 7092860



R1,750,000

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**Monthly Bond Repayment** R17,766.51

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R58,039.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R1,148 **Monthly Rates** R862

### Lifestyle opportunity in secure Sundowner

This townhouse is more than just a place to live; it is a lifestyle.

Stylish, practical, and designed for easy, modern living. You will be spoilt!

With the wrap garden for the kids to frolic or for your fur babies. This freestanding double storey unit could be yours – call to book a viewing.

Enjoy the open plan living with generous living room and separate dining. The kitchen offers Stone counter tops and a fabulous island with storage and breakfast nook. Plus, a powder room downstairs for your guests.

Upstairs is your private family area, with 3 spacious bedrooms, and 2 bathrooms. You can soak up the South African Sun as you step out from the owner's suite onto the adjoining balcony. The 2nd full bathroom in the passage is shared by the other 2 bedrooms.

Additional benefits  
6 Solar panels with  
8KVA...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	164m²
Bathrooms	2.5				
Kitchens	1				
Recep. Rooms	2				
Exterior					
Garages	2				
Security	No				
Pool	No				