



Sandy Wheeler

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Gail Mather

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Contact Sandton

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

NEW



Web Ref 7161013



R3,190,000

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Monthly Bond Repayment R32,385.80

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R183,279.00 **Bond Costs** R44,070.00

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

Monthly Levy R6,408 **Monthly Rates** R317

OVER-50S LIFESTYLE ESTATE – COMFORTABLE AND SPACIOUS CORNER SIMPLEX

Just because you're retired or nearing retirement doesn't mean you have to compromise on comfort or style. This beautifully maintained, secure lifestyle estate is the perfect blend of elegance, ease, and community living – designed especially for those over 50 who want to make the most of their golden years.

This welcoming home features:

- 2 well-appointed bedrooms – main en suite
- 2 bathrooms – with a gas/electric shower option in the main
- Open-plan kitchen – granite countertops, ample storage, gas stove & oven
- Air-conditioned dining & lounge area – flowing effortlessly from the kitchen
- Private patio – peaceful garden views and abundant birdlife
- Versatile study/workroom – easily converted into a 3rd bedroom or TV room
- Enclosed atrium – with glass-top roof, a perfect cosy...

Features

Interior

Bedrooms	2
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1

Exterior

Garages	1
Security	Yes
Pool	Yes

Sizes

Floor Size	154m ²
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