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UNDER OFFER



Web Ref RL46145



R2,899,000

3 3 2

**Monthly Bond Repayment** R28,943.03

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R152,116.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R700 **Monthly Rates** R1,274

### Impeccably Presented Low-Maintenance Residence in Prestigious Security Village!

An exceptional opportunity awaits within the coveted Birkdale Village Estate, nestled in the heart of Royal Ascot.

This meticulously maintained dual-level home effortlessly combines comfort, practicality, and refined design.

#### Key Features:

- Three sun-drenched bedrooms, each boasting with built-in wardrobes
- Three well-appointed bathrooms, including a master en-suite with shower and family bathroom with bathtub (upstairs), plus a discreet guest cloakroom on the ground floor
- Expansive open plan living and dining areas, featuring elegant laminate flooring
- Enclosed braai and entertainment area, ideal for year-round gatherings
- Well-equipped kitchen, offering a range of top and bottom cabinetry, a breakfast counter, oven with induction hob, and extractor fan

### Features

Pets Allowed		Yes	
Interior			
Bedrooms	3		
Bathrooms	3		
Kitchens	1		
Recep. Rooms	2		
Furnished	No		
Exterior			
Garages	2		
Carports / Parkings	1		
Security	Yes		
Pool	No		
Views	False		
Sizes			
Floor Size	132m <sup>2</sup>		
Land Size	213m <sup>2</sup>		

