## **Harcourts** Dunn



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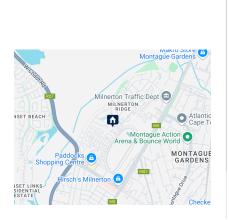
Samantha Fincham 083 571 7201

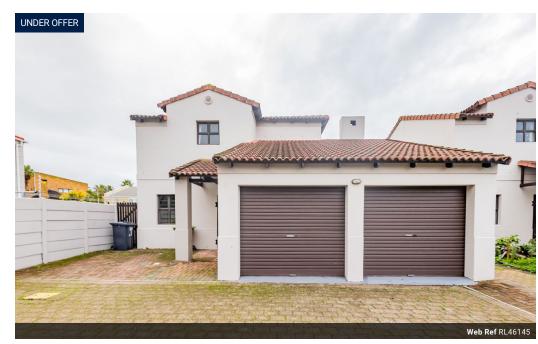
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Contact Harcourts Dunn

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R2,899,000







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		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	132m²
Bathrooms	3	Carports / Parkings	1	Land Size	213m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		