



Monique Moolman 071 254 5439 moniquemoolman@threepercent.com



Schalk van Wyk 083 320 8084

schalk@threepercent.com

Contact Pretoria East

083 3208084

1st Floor, 59 Regency Drive, Route 21 Corporate Park, Irene, 0174











R1,639,000





Monthly Bond Repayment R16,363.45 Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R52,225.00 **Bond Costs** R30,875.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R2,033.4 Monthly Rates R1,132.8

Ground Floor - 3 Beds, Garden & Amenities, in a Prime Location! - Lifestyle Living at Its Best!

Ground Floor Garden

Step into this this beautifully positioned 3-bedroom, 2-bathroom garden unit - perfect for families, and pet lovers.

Welcoming Open-Plan Living

As you walk through the front door, you're greeted by a spacious open-plan living area that seamlessly flows onto a private patio and garden — ideal for lazy mornings with coffee or summer braais under the stars.

Centrally Located Kitchen with everything you need,

The heart of the home lies in the sleek, open-plan kitchen, smartly positioned in the center of the unit. It effortlessly separates, offering both practicality and connection between rooms. Cook while staying connected to both dining and lounge areas. It is equipped with a Gas hob, single door fridge, washing machine and a tumble dryer.

Family-Style Dining Space

Just off the kitchen is a charming dining...

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	2	Floor Size	99m²
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	1	Views	False		
Furnished	No				

