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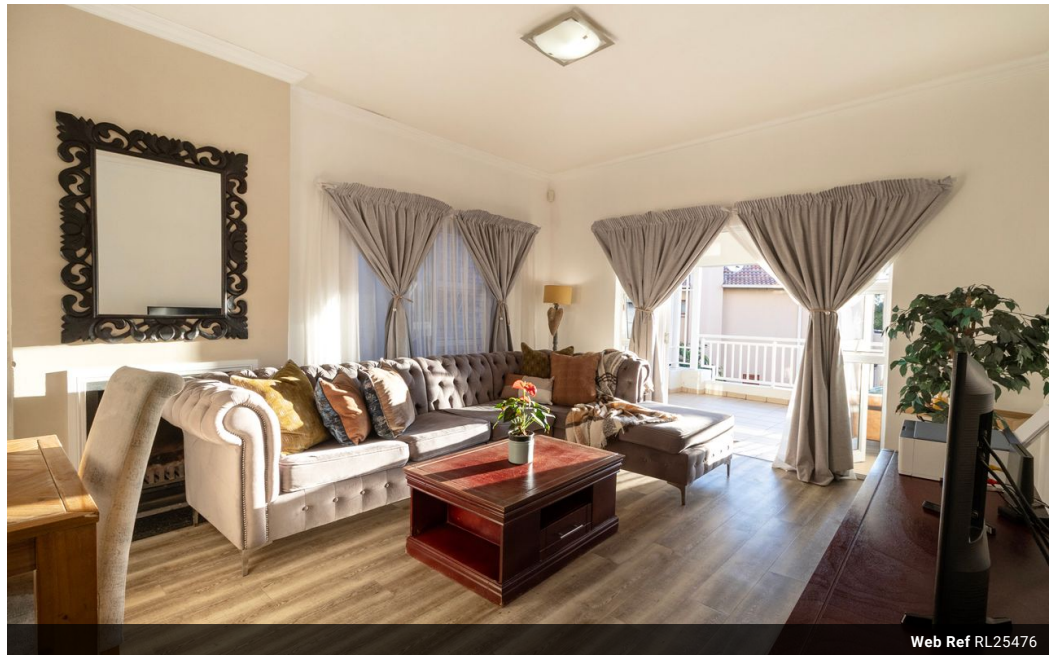
**Schalk van Wyk**  
083 320 8084

schalk@threepercent.com

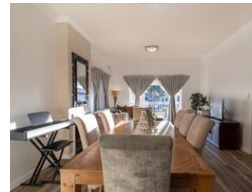
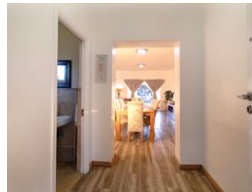
Contact Pretoria East

083 3208084

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



Web Ref RL25476



**R1,795,000**

3 2.5 1

**Monthly Bond Repayment** R18,223.36

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R60,739.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R3,631.4 **Monthly Rates** R1,648.0

Cozy lock up and go, 3 Bed 2.5 Bath, single garage

This lovely 3 bed 2 bath.5 bath is located on the first floor and comes with:

Prepaid electricity and water.

Charming Entrance Hall

A warm welcome home with a charming entryway that leads into the heart of the home.

Convenient Guest Water Closet

Positioned just to the left of the entrance hall, featuring a modern basin and toilet—perfect for visitors.

Spacious Dining Area

Comfortably accommodates an 8-seater table, ideal for hosting intimate dinners or festive gatherings.

Cozy Living Area with Fireplace

Nestled just beyond the dining space, the living room offers comfort and ambiance, beautifully separated by a feature fireplace that adds character and warmth, perfect for cozy nights in or relaxed weekends.

Seamless Indoor-Outdoor Flow with French Doors to Entertainer's Balcony

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	1
Furnished	No

### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	148m²
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