



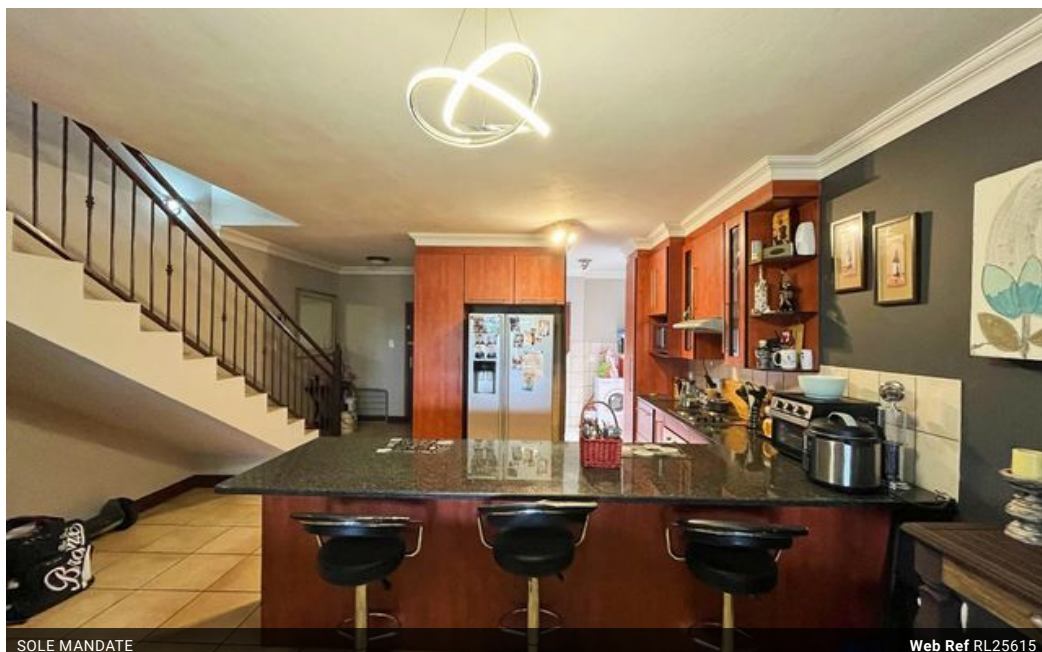
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TBA

## 3 Bedroom Townhouse For Sale in Melodie



SOLE MANDATE

Web Ref RL25615



**R1,425,000**

3 2.5 1

**Monthly Bond Repayment** R14,467.01

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R43,535.00 **Bond Costs** R28,990.00

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

**Monthly Levy** R3,500 **Monthly Rates** R760

### Modern 3-Bedroom Duplex Townhouse for Sale in Melodie Waters, Melodie

This stylish 3-bedroom duplex townhouse offers the perfect combination of modern comfort, security, and convenience in the sought-after Melodie Waters Estate. With scenic views, excellent amenities, and a thoughtfully designed layout, this home is ideal for families or professionals looking for an upmarket lifestyle.

#### Property Features:

3 Spacious Bedrooms with laminated flooring, ensuring a sleek and elegant look  
Main Bedroom with Private Balcony, offering beautiful scenic views  
1 Full Ensuite Bathroom + Second Bathroom with Shower upstairs  
1 Guest toilet downstairs  
Open-Plan Living – seamlessly integrating the kitchen, dining, and lounge areas for a modern flow  
Stylish Kitchen with ample storage and a separate washing room for added convenience  
Lounge Opens to a Private Undercover Patio with a built-in braai, perfect for...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3	Garages	1	Floor Size	137m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	2		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	True		

