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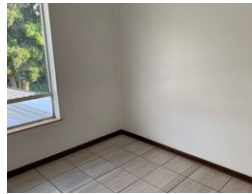
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1st Floor, 59 Regency Drive, Route 21  
Corporate Park, Irene, 0174

## 3 Bedroom Duplex For Sale in Lynnwood Ridge



Web Ref RL25529



**R1,160,000**



3



1.5

**Monthly Bond Repayment** R11,776.66

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R2,400 **Monthly Rates** R600

### 3-Bedroom Duplex for Sale in Ridgefield Security Estate – Prime Lynnwood Ridge Location

Proudly presented by 3%. Com Properties, this immaculate 3-bedroom duplex offers modern living in the heart of Lynnwood Ridge, within the secure and highly sought-after Ridgefield Security Estate. Perfect for families, first-time buyers, or savvy investors, this home combines comfort, location, and outstanding value.

Step into a bright and spacious open-plan living and dining area that flows effortlessly onto a spacious patio and a charming, low-maintenance private garden—perfect for entertaining or relaxing with loved ones. The lovely kitchen boasts ample cupboard space, sleek countertops, a gas hob, and space for a single-door fridge. A guest toilet is conveniently located on the ground floor, alongside an enclosed courtyard with laundry space, a storeroom, a lock-up carport, and an additional parking bay.

Upstairs, you'll...

### Features

<b>Pets Allowed</b>	Yes
<b>Interior</b>	
Bedrooms	3
Bathrooms	1.5
Kitchens	1
Recep. Rooms	2
Furnished	No

<b>Exterior</b>	
Carports / Parkings	3
Security	Yes
Pool	No
Views	False

<b>Sizes</b>	
Floor Size	109m²