

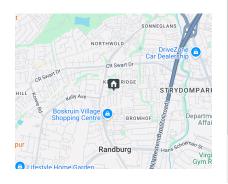


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R1,950,000







Monthly Bond Repayment R20,127.67 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R72,206.00 **Bond Costs** R32,760.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R5,504 Monthly Rates R800

## Peace and Tranquility awaits YOU!

Welcome home to this gem in the lovely over 50's, Shady Woods complex.

The garden, rich in shrubbery, showcases a mosaic pathway imitating koi in a stream and views of greenery meeting blue sky.

The covered patio with its high ceiling has outdoor blinds, allowing for all weather use in this tranquil setting.

Elegant laminate flooring runs throughout this originally finished home, creating a warm, comfortable environment.

The spacious open plan lounge and dining areas lead into a uniquely designed kitchen, offering white Caesarstone countertops and a colourful backsplash throughout.

A study, set off the main area, can also serve as a formal lounge or TV room, with sufficient space for comfy couches and a small library.

The two bedrooms are well positioned, both with built in cupboards and views of the garden. The main...

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	2	Garages	2	Floor Size	167m²
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				