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34 6th Street  
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NEW



SOLE MANDATE

Web Ref RL25980



**R2,175,000**

3 2 1

**Monthly Bond Repayment** R22,081.23

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R88,447.00 **Bond Costs** R34,625.00

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

**Monthly Levy** R3,341.1 **Monthly Rates** R1,437.3

### Modern 3-Bedroom Duplex - Private Garden - Exceptional Estate Living

Step into this stylish and secure 3-bedroom, 2-bathroom duplex, perfectly positioned in a sought-after, family-friendly estate. Designed for comfort and convenience, this home offers modern finishes, energy-efficient features, and access to outstanding lifestyle amenities – including a clubhouse, sparkling communal pool, and children's play area.

The open-plan lounge and dining area is bright and welcoming, flowing effortlessly into a sleek, well-equipped kitchen with stone countertops, a gas hob, undercounter oven, and space for both a dishwasher and front loader.

Glass doors open to a covered patio and private, pet-friendly garden – perfect for entertaining or relaxing. A separate courtyard off the kitchen provides additional utility space, ideal for laundry.

Upstairs, you'll find three well-proportioned bedrooms, all with...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	159m²
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