



**Marinda Buys**  
083 268 2880  
marinda@csiproperties.co.za

Contact Head Office

011 805 6316

Third Floor Office Block F  
Hertford Office Park  
90 Bekker Rd  
Vorna Valley  
Midrand

## 2 Bedroom Freestanding For Sale in Waterkloof Ridge



Web Ref RL235452



**R4,200,000**

2 2 2

**Monthly Bond Repayment** R43,351.91

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R305,674.00 **Bond Costs** R53,495.00

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

**Monthly Levy** R5,690

### STUNNING 2 BEDROOM SIMPLEX IN WATERKLOOF MARINA RETIREMENT ESTATE

This lovely, free-standing home offers the perfect blend of privacy and convenience within a highly sought-after development.

Boasting full ownership, this sun-drenched property features 2 proportionately sized bedrooms with sliding doors to garden, vinyl flooring, 2 modern bathrooms of which one offers a shower in main and the other a bath. Kitchen with gas stove and oven, scullery and space for single door fridge and 2 appliances. All living areas and bedrooms are thoughtfully positioned to capture the warmth of the north-facing aspect. Air conditioners in main bedroom and living area. The home's private garden is sunny and opens onto patio with a build-in braai. The home is ideal for those seeking a tranquil lifestyle.

Included Amenities:

- Panic button
- 24-hour security with patrolling guards
- Limited 24-hour...

### Features

Pets Allowed		Yes		
Interior			Exterior	
Bedrooms	2		Garages	2
Bathrooms	2		Carports / Parkings	2
Kitchens	1		Security	Yes
Recep. Rooms	2		Pool	Yes
Furnished	No		Views	False
			Sizes	
			Floor Size	158m <sup>2</sup>

