



**Bernice Musikanth**  
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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001

UNDER OFFER



SOLE MANDATE

Web Ref RLS960119



### R3,580,000

2 2 1

**Monthly Bond Repayment** R36,952.34  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R230,514.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,454.2 **Monthly Rates** R1,538

House Like Art Deco Delight -Just Move In -Spacious & Immaculate

ON SHOW BY APPOINTMENT | SUNDAY, 15 SEPTEMBER 2024

SELDOM FOUND, QUIET, NORTH FACING, OUTSIDE WOODEN DECK - A MUST TO VIEW

Totally Secure. Small Block of Only 5 units. Spacious lounge and dining room to open plan kitchen. Breakfast table, built in hob/oven, plumbed for washing machine and dishwasher.

112 sqm of apartment, 21 sqm garage, long secure driveway to park and additional 3 cars, outside 20 sqm wooden deck to relax and barbeque. Beautiful two tone parquet flooring in block or herringbone design. Art Deco ceiling design. Two ultra spacious bedrooms. Main en-suite with shower and separate loo and basin. Second bathroom with separate shower cubicle & bath. Through out this home there are ample built in cupboards.

Convenient living , close to the Gardens Shopping Centre, trendy Kloof Street with it's boutiques and...

### Features

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	3
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	112m <sup>2</sup>
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