



**Dewald van Deventer**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 122 262 2)  
0837081089

dewald@cleproperties.co.za

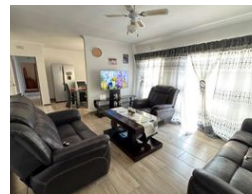
Contact Head Office - Kempton  
Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 6917317



**R1,200,000**

 3  2  2

**Monthly Bond Repayment** R12,182.75

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** R1,170 **Monthly Rates** R1,056

**Beautiful 3-Bedroom Townhouse perfect for your family!!!**

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Upon entering, you'll be greeted by a small but welcoming entrance hall, setting the tone for the cozy and inviting atmosphere within.

The spacious lounge is perfect for relaxing with family and friends. It's an ideal space for movie nights or quality bonding time.

The dedicated dining room is where you can enjoy delicious meals with loved ones. It's a place to create cherished dining experiences.

The versatile family room can serve as an additional living area or a playroom for kids, providing flexibility to suit your lifestyle.

There are three comfortable bedrooms designed for rest and relaxation. Each room has built in cupboards.

You'll find two well-appointed bathrooms, ensuring that no one experiences the morning rush. One of these bathrooms are...

## Features

|                     |     |                 |     |              |                      |
|---------------------|-----|-----------------|-----|--------------|----------------------|
| <b>Pets Allowed</b> | Yes |                 |     |              |                      |
| <b>Interior</b>     |     | <b>Exterior</b> |     | <b>Sizes</b> |                      |
| Bedrooms            | 3   | Garages         | 2   | Floor Size   | 167m <sup>2</sup>    |
| Bathrooms           | 2   | Security        | Yes | Land Size    | 10,325m <sup>2</sup> |
| Kitchens            | 1   | Pool            | No  |              |                      |
| Recep. Rooms        | 4   |                 |     |              |                      |