



**Kobus Greyling**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 122 040 7)  
0842760824  
kobus@cleproperties.co.za

Contact Head Office - Kempton  
Park

011 9758537

12 Duffton Way  
Aston Manor  
Kempton Park



Web Ref 6728921



**R3,250,000**

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**Monthly Bond Repayment** R32,994.94

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00

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

## TIMBAVATI - 5 BEDROOM CLUSTER !!

This Cluster in a secure complex offers a refreshing change from outdated properties. Boasting a modern and stylish design, this property is a standout choice for those seeking a move-in-ready home.

The Cluster encompasses five generously sized bedrooms, all equipped with built-in cupboards. The main bedroom comfortably accommodates a king-size bed and additional furniture, while even the smallest room can fit a double bed or serve as a cozy office. Three bathrooms complement the modern aesthetic, ensuring convenience and comfort.

The home flows seamlessly with modern tiles throughout. The swimming pool & garden adds to the property's appeal, offering a tranquil green space with lawn surrounding the Lapa and built-in braai.

Many residents in the complex have chosen to enclose their patios, creating an all-season 'braai room'...

## Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	5	Garages	2	Land Size
Bathrooms	3.5	Security	Yes	850m²
Kitchens	1	Dom. Accom.	1	
Recep. Rooms	4	Pool	Yes	
Studies	1			