



**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 6964442



**R1,500,000**

3 2 2

**Monthly Bond Repayment** R15,482.83

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R45,785.00 **Bond Costs** R28,990.00

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

**Monthly Levy** R400 **Monthly Rates** R1,200

## STUNNING CLUSTER IN ENCLOSED AREA !!!

This Property in a secure complex offers a refreshing change. This property is a standout choice for those seeking a move-in-ready home. The complex offers a sense of space and serenity, unlike many of the concrete jungle complexes.

The Cluster encompasses three generously sized bedrooms, all equipped with built-in cupboards. The sliding door in the main bedroom leading to your own private garden.

The home flows seamlessly with tiles in the living areas and durable laminated flooring in all the bedrooms.

The neat garden adds to the property's appeal, offering a tranquil green space with a large lawn surrounding the covered patio and built-in braai.

For added convenience, the cluster features a large double garage with a wooden door and direct access to the house. There is also ample parking with space for two more...

## Features

**Pets Allowed** Yes

### Interior

|              |   |
|--------------|---|
| Bedrooms     | 3 |
| Bathrooms    | 2 |
| Kitchens     | 1 |
| Recep. Rooms | 3 |

### Exterior

|                     |     |
|---------------------|-----|
| Garages             | 2   |
| Carports / Parkings | 2   |
| Security            | Yes |
| Pool                | No  |

### Sizes

|           |                   |
|-----------|-------------------|
| Land Size | 470m <sup>2</sup> |
|-----------|-------------------|