

# 3 Bedroom Simplex For Sale in Umgeni Park

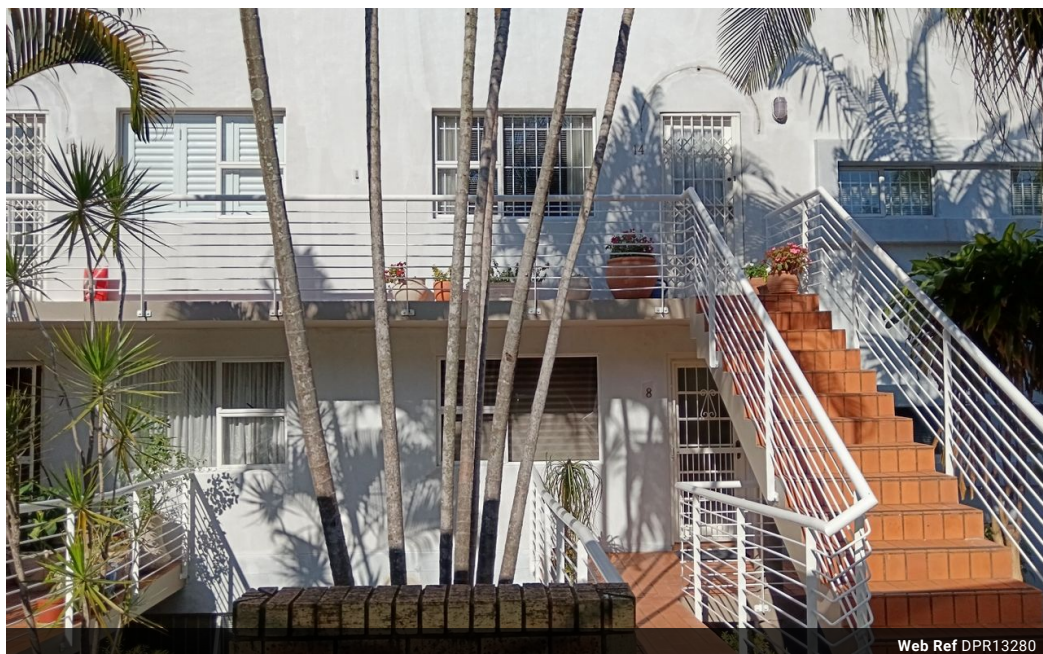


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A1 Almil Centre  
47 Ashley Avenue  
Glenashley



Web Ref DPR13280



R1,800,000

3 Bedrooms, 2 Bathrooms, 1 Garage

**Monthly Bond Repayment** R18,579.39

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R70,700.00    **Bond Costs** R36,112.50

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

**Monthly Levy** R2,205    **Monthly Rates** R1,684    **Special Levy** R650

REDUCED-SELLER RELOCATED. INVESTMENT OPPORTUNITY!!

SUPER INVESTMENT OPPORTUNITY . LEASE IN PLACE. ENJOY THIS PERFECT SIMPLEX. OFFERING 3X BEDROOMS, 2X BATHROOMS (SHOWER EN-SUITE) MAIN BEDROOM FITS KING SIZE BED, BEDROOMS 1 & 2 FITS QUEEN SIZE BEDS. FEATURING SPACIOUS OPEN -PLAN DINNING AND 2X LIVING AREAS. SLIDING GLASS DOORS OPEN ONTO A SIDE AND FRONT GARDEN AND ALLOW FOR THE BRIGHT AND AIRY SUNLIGHT TO FILTER THROUGH WHEN NEEDED. GIVING ONE A "NO HEMMED-IN FEELING" WITH LOTS OF WALL SPACE FOR THE "CHANGE YOUR MIND" FURNITURE ARRANGEMENTS. A WELL-DESIGNED, CONVENIENT AND CONTEMPORARY, STYLED KITCHEN, ALLOWS FOR ALL THE "MOD- CONS ". FULLY PLUMBED FOR WASHING MACHINE / TUMBLE DRYER/DISHWASHER. THE UNIT HAS TILED/LAMINATED FLOORING THROUGH -OUT, WHERE BEST SUITED. TRELI-DOORS AND SAFETY BARS ON ALL THE DOORS AND WINDOWS CREATE SECURE AND SAFE LIVING. THE UNIT COMES WITH A...

## Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	112m <sup>2</sup>
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	No		
Furnished	No	Views	False		

