

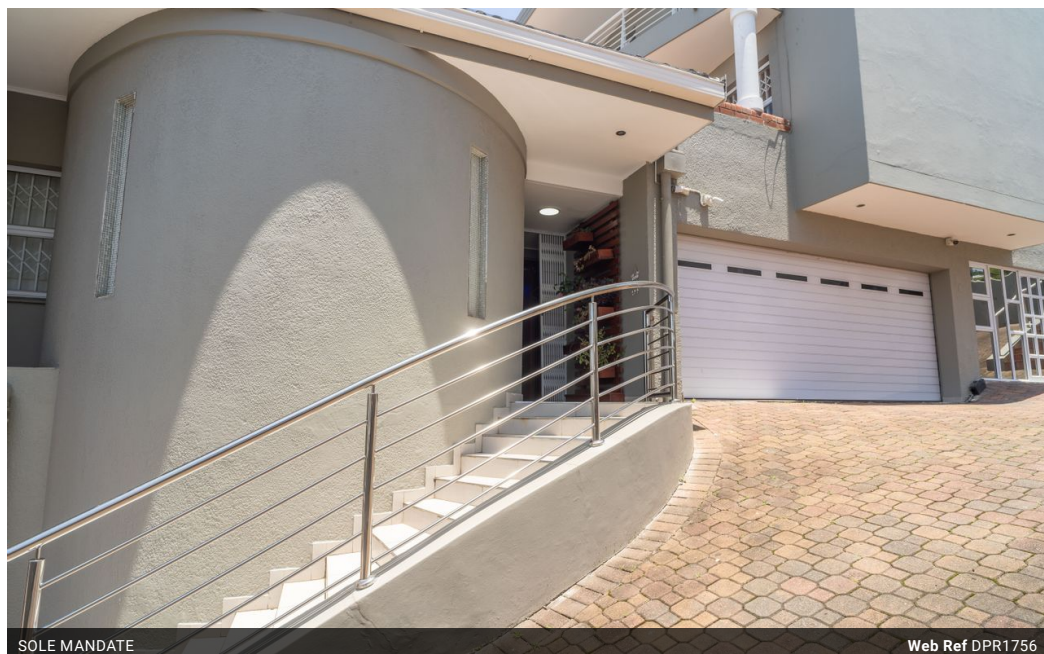


**Nirvana Kasichand**  
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Contact **Musgrave**

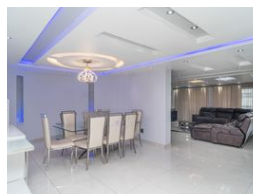
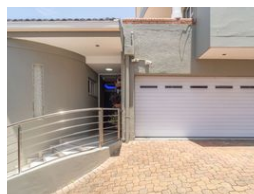
**031 3165402**

279 Problem Mkhize Road,  
Essenwood,  
Durban,  
4001



SOLE MANDATE

Web Ref DPR1756



**R4,550,000**

**Monthly Bond Repayment** R46,964.57  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R348,509.00    **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,300

4    4    2

Exclusive mandate: stylish, 4-bedroom simplex for sale in Musgrave

Dormehl Phalane Musgrave presents something special, an exclusive mandate – a renovated simplex with stylish, modern finishes, at a tranquil, sought-after address in Musgrave. This lovely home is one of only three units in the complex.

This must-see simplex has four bedrooms, each with an en-suite (shower, basin and toilet). It offers an open-plan lounge and dining area leading to an enclosed, fully-fitted gourmet kitchen with a huge, fitted scullery and loads of cupboard space.

The scullery leads to an enclosed, paved area for children as well as a laundry area and small garden. The lounge leads to an enclosed patio.

The fully air-conditioned home comes with automated garages (a double and a single) with automated Trellidors at all entrances. There is an additional parking space in front of the double garage.

Note that...

## Features

| Pets Allowed    |    | Yes             |      |              |                   |
|-----------------|----|-----------------|------|--------------|-------------------|
| <b>Interior</b> |    | <b>Exterior</b> |      | <b>Sizes</b> |                   |
| Bedrooms        | 4  | Garages         | 2    | Floor Size   | 313m <sup>2</sup> |
| Bathrooms       | 4  | Security        | Yes  |              |                   |
| Kitchens        | 1  | Dom. Accom.     | 1    |              |                   |
| Recep. Rooms    | 2  | Pool            | No   |              |                   |
| Furnished       | No | Views           | True |              |                   |

