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SOLE MANDATE

Web Ref DPR18551



**R3,500,000**

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**Monthly Bond Repayment** R36,126.59

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,714.00   **Bond Costs** R47,840.00

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

**Monthly Levy** R2,818   **Monthly Rates** R2,809

### Discover Your Dream Home in Amber Valley Retirement Complex!

Welcome to your gorgeous new haven, nestled in the serene surroundings of Amber Valley! This charming residence boasts a spacious garden, perfect for relaxing and enjoying the beauty of nature. With an abundance of four-legged visitors gracing your garden, you'll feel connected to the vibrant wildlife that surrounds you.

Step onto your fully enclosed patio, complete with air conditioning, where you can bask in the sun and take in the breathtaking views of the hills towards Hilton. This delightful home is set in a quiet area of the Amber Valley estate, providing the tranquility you desire.

#### Home Features:

- Main Bedroom: Enjoy the luxury of a full en suite bathroom and a generous dressing closet, aircon and under floor heating
- Additional Bedrooms: A comfortable second bedroom, a guest bathroom with a shower, and a third...

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	183m <sup>2</sup>
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