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Contact Three Rivers

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18 Klip River Drive,  
Three Rivers,  
Vereeniging



Web Ref 5330184



**R1,250,000**

3 3 2

**Monthly Bond Repayment** R12,902.35  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R36,117.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R3,500 **Monthly Rates** R690

Safety is your first priority...

...what better way than a nice 3 bedroom townhouse on the first floor in a secure complex! This Townhouse is situated in a prestigious area of Three Rivers Proper and offers you an open plan lounge with dining-and-sunny room area with a patio door inviting nature to be part of the living area that is thoughtfully designed to maximize the space. The kitchen surprises you with a gas stove overlooking the open plan living area. Separate guest toilet and basin.

1 Spacious entertainment/TV room. 3 spacious bedrooms with neatly fitted built-in cupboards. 2 neat bathrooms. Main bedroom is taking you through a walk-in-closet into a spacious en-suite bathroom. Laminated flooring combined with porcelain tiles throughout. Plenty of build in cupboards throughout the passage. 2 electrical garage doors with secure parking. Don't hesitate...

### Features

#### Interior

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

#### Exterior

|          |     |
|----------|-----|
| Garages  | 2   |
| Security | Yes |
| Pool     | No  |

#### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 236m <sup>2</sup> |
|------------|-------------------|