

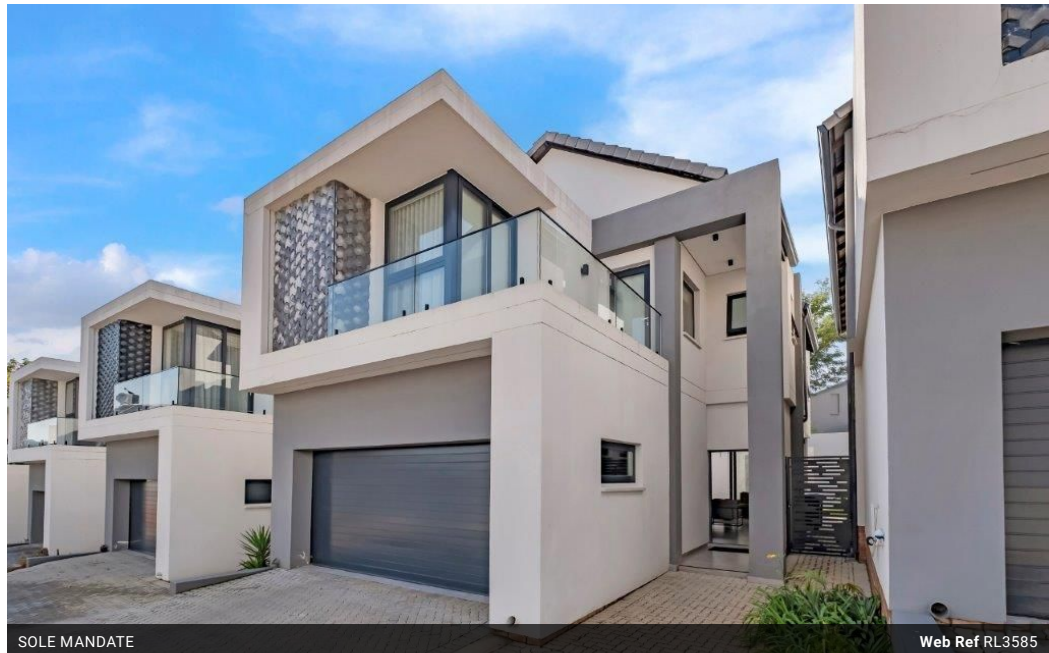


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5 Somerset Office Park  
5 Libertas Road  
Bryanston  
2021



SOLE MANDATE

Web Ref RL3585



## R4,295,000

 3  3  2

**Monthly Bond Repayment** R44,332.49

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,291.00 **Bond Costs** R55,380.00

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

**Monthly Levy** R1,645 **Monthly Rates** R3,193

### A HOME THATS A CUT ABOVE THE REST

So many extras included, it's practically showing off!

Inverter, curtains, roller blinds... heck, even the tasteful finishes have tasteful finishes.

You'll wonder if they forgot to charge extra... but don't worry, they didn't.

An immaculate North facing townhouse offering , open plan kitchen, dining and lounge, leading out to a covered patio, built in braai and private pool.

Upstairs offers 3 bedrooms, 3 bathrooms (all en suite) PLUS space for a study PLUS double automated garage with direct access into the home.

Complex offers swimming pool, ample visitors parking and 24/7 guarded security.

Whether you're entertaining or relaxing, this home offers the comfort and sophistication you deserve. Easy access to private schools, shops and Sandton CBD.

Levy R1 645

Security R1 196

CSOS R23

Reserve Levy R1 386

Effluent 707

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	223m²
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#### Extras

24 Hour Access Complex Covered Patio Double Storey Garden Services Open Plan Kitchen Immaculate Condition

