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Web Ref RXCP-4417



**R1,230,000**

3   2   1

**Monthly Bond Repayment** R12,695.92  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R35,517.00   **Bond Costs** R27,105.00

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

**Monthly Levy** R2,879   **Monthly Rates** R534

### Townhouse For Sale in Elarduspark, Pretoria

Welcome to this delightful 3-bedroom, 2-bathroom simplex, perfectly situated in a secure and peaceful complex in Elarduspark. Unlike many units, this home does not border a boundary wall, offering an extra level of tranquility and space. Enjoy the convenience of being close to shopping malls, hospitals, schools, and with easy access to both the R21 and N1 highways.

Upon entering this immaculately maintained, tiled home, you are greeted by a spacious open-plan lounge and dining area. The lounge features a sliding door with a security gate, leading to a patio where you can relax, entertain, or enjoy the tranquility of your beautifully landscaped garden. The open-plan design extends seamlessly into a private courtyard.

The modern kitchen is a standout feature, boasting granite countertops, light cream...

### Features

**Pets Allowed** Yes

#### Interior

|              |   |
|--------------|---|
| Bedrooms     | 3 |
| Bathrooms    | 2 |
| Kitchens     | 1 |
| Recep. Rooms | 1 |

#### Exterior

|         |    |
|---------|----|
| Garages | 1  |
| Pool    | No |
| Views   | No |

#### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 108m <sup>2</sup> |
|------------|-------------------|