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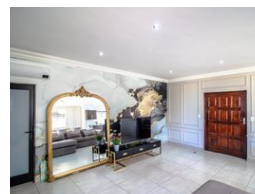
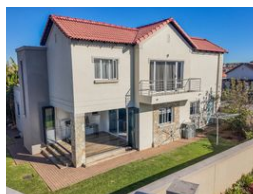
Thornhill Office Park, Building 10  
84 Bekker Rd, Vorna Valley  
Midrand, Gauteng, 1686

## 3 Bedroom Townhouse For Sale in Blue Valley Golf Estate



SOLE MANDATE

Web Ref RL9676



R3,490,000

3 2.5 2

Monthly Bond Repayment R35,431.49

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R220,614.00 Bond Costs R47,840.00

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

Monthly Levy R2,300 Monthly Rates R2,300

### Chateau Styled Townhouse in Blue Valley Golf Estate

This charming townhouse is nestled in an illustrious estate within a secure complex, offering a well-maintained and inviting living space.

The property features an open plan lounge, dining area, and kitchen, complemented by charming chateau-style walls that add character. It includes a guest loo, an enclosed patio now transformed into a bright warm sunroom, and three spacious bedrooms upstairs, with the main bedroom boasting an en-suite bathroom. The 2nd bathroom services the two other bedrooms.

In addition this home includes an inverter for the lights, wi-fi and TV. There is domestic quarters with shower. Two garages with extra parking spaces, and a beautifully kept garden with plenty of fruit trees like apples, granadillas, bananas to name but a few. This is clean, well-cared-for home and perfect for comfortable...

Pets Allowed Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	3
Security	No
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	320m <sup>2</sup>
Land Size	236m <sup>2</sup>

