



## 3 Bedroom Apartment For Sale in Shelly Beach



**John Choles**  
071 926 6800  
john\_matriarch@mandated.co.za



**Carolina Choles**  
0834250247  
carolina\_matriarch@mandated.co.za

Contact Mandated Property  
Group

010 1094750

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



Web Ref RL9647



R1,850,000

3 2

**Monthly Bond Repayment** R18,781.74

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R66,206.00 **Bond Costs** R32,760.00

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

**Monthly Levy** R3,000 **Monthly Rates** R1,500

### STUNNING 3 BEDROOM APARTMENT-BEACH ACCESS

Upmarket, ground floor apartment, situated in one of the most sought after estates in Shelly Beach, with direct beach access and walking distance to malls, restaurants etc and a short drive to the hospital. This unit consists of a shade port parking bay right next to the apartment, an entrance passage leads to the lovely, modern open plan kitchen with granite tops and a centre island/ breakfast counter, open to the lounge area, which has sliders to the enclosed patio/braai room, which opens to the secluded garden area, overlooking the communal pool. The main bedroom has a full ensuite bathroom and sliders to the enclosed patio as well. There are 2 guest bedrooms and a family bathroom, an inverter takes care of power outages. Overall, this furnished unit is stunning and should be on your viewing list, please contact us ANYTIME to...

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	Yes

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	111m <sup>2</sup>
Land Size	4,869m <sup>2</sup>

