



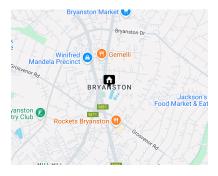
### Michele Russell

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### Contact Mandated Property Group

## 010 1094750

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



# 2 Bedroom Simplex For Sale in Bryanston











R950,000





Monthly Bond Repayment R9,805.79

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R30,412.00 **Bond Costs** R23,335.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R2,049 Monthly Rates R822.2 Special Levy R187

## Tranquil Living in the Heart of Magaliessig – 2-bed unit in Villa Royale

Tucked away in the peaceful and secure Villa Royale complex in Bryanston, this charming 2-bedroom, 1-bathroom ground-floor unit offers the perfect combination of comfort, convenience, and calm.

The spacious, wheelchair-friendly bathroom features a generous walk-in shower, ensuring accessibility for all residents. Step into the open-plan living area where the lounge, dining space, and modern kitchen flow effortlessly-ideal for relaxed living or

Glass doors lead out to a beautifully sized private garden—a serene outdoor haven perfect for morning coffee, unwinding after a long day, or cultivating your green thumb.

Villa Royale is known for its warm community spirit, exceptional security, and laid-back lifestyle. Residents enjoy access to a lovely communal area complete with built-in braai facilities, as...

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	60m²
Bathrooms	1	Security	Yes	Land Size	17,886m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				

### **Extras**

24 Hour Access Built in Wardrobes Burglar Bars Carport Communal Braai Area Complex Covered Patio Curtain Rails Fenced Pool Garden Guard House Handicap Available Open Plan Kitchen Security Complex Shower, Toilet and Basin Washing Machine Connection Wheelchair Accessible East Conventional Waterfront