

## 3 Bedroom Simplex For Sale in Umgeni Park



**Odette Fourie**  
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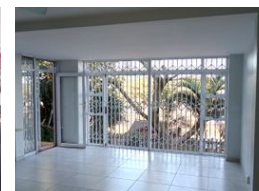
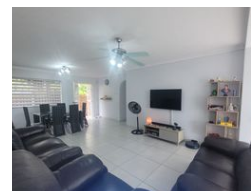
Contact KZN North

031 3500430

A1 Almil Centre  
47 Ashley Avenue  
Glenashley



Web Ref DPR13280



**R1,800,000**

3 Bedrooms 2 Bathrooms 1 Carport

**Monthly Bond Repayment** R18,579.39

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R61,039.00

**Bond Costs** R30,875.00

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

**Monthly Levy** R2,205

**Monthly Rates** R1,684

**Special Levy** R650

**REDUCED-SELLER RELOCATED. INVESTMENT OPPORTUNITY!!**

SUPER INVESTMENT OPPORTUNITY . LEASE IN PLACE. ENJOY THIS PERFECT SIMPLEX. OFFERING 3X BEDROOMS, 2X BATHROOMS (SHOWER EN-SUITE) MAIN BEDROOM FITS KING SIZE BED, BEDROOMS 1 & 2 FITS QUEEN SIZE BEDS. FEATURING SPACIOUS OPEN -PLAN DINNING AND 2X LIVING AREAS. SLIDING GLASS DOORS OPEN ONTO A SIDE AND FRONT GARDEN AND ALLOW FOR THE BRIGHT AND AIRY SUNLIGHT TO FILTER THROUGH WHEN NEEDED. GIVING ONE A "NO HEMMED-IN FEELING" WITH LOTS OF WALL SPACE FOR THE "CHANGE YOUR MIND" FURNITURE ARRANGEMENTS. A WELL-DESIGNED, CONVENIENT AND CONTEMPORARY, STYLED KITCHEN, ALLOWS FOR ALL THE "MOD- CONS ". FULLY PLUMBED FOR WASHING MACHINE / TUMBLE DRYER/DISHWASHER. THE UNIT HAS TILED/LAMINATED FLOORING THROUGH -OUT, WHERE BEST SUITED. TRELI-DOORS AND SAFETY BARS ON ALL THE DOORS AND WINDOWS CREATE SECURE AND SAFE LIVING. THE UNIT COMES WITH A...

### Features

#### Interior

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

#### Exterior

Garages 1  
Carports / Parkings 1  
Security Yes  
Pool No  
Views False

#### Sizes

Floor Size 112m<sup>2</sup>

