



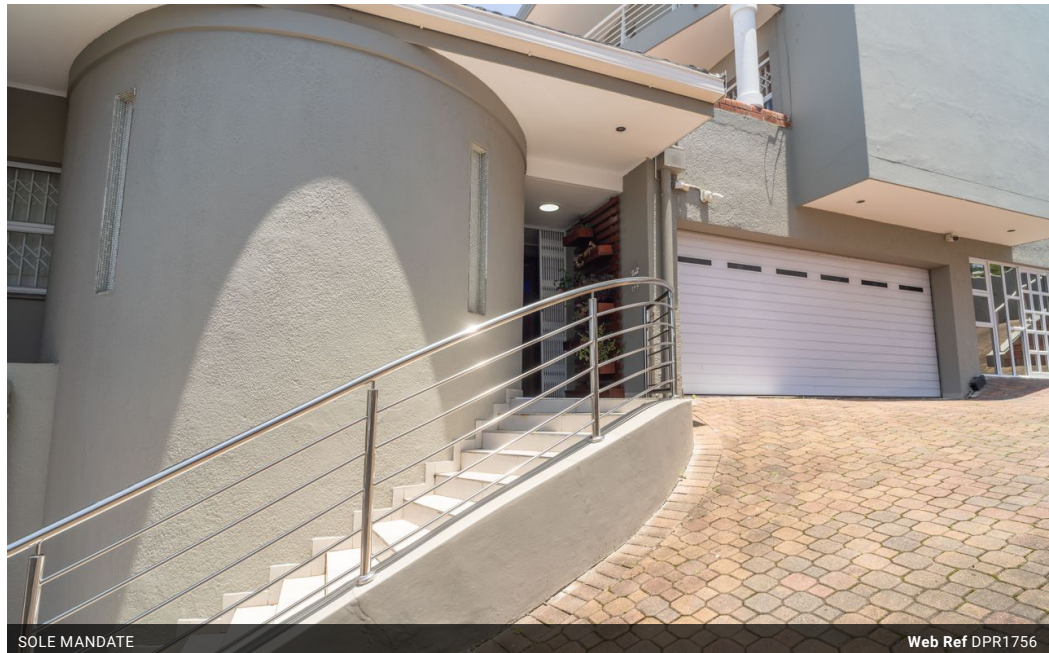
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Contact **Musgrave**

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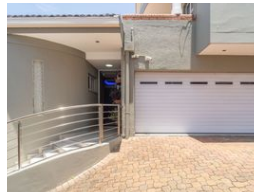
279 Problem Mkhize Road,  
Essenwood,  
Durban,  
4001

## 4 Bedroom Simplex For Sale in Musgrave



SOLE MANDATE

Web Ref DPR1756



**R4,550,000**

4 Bedrooms 4 Bathrooms 2 Garages

**Monthly Bond Repayment** R46,192.92

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R348,509.00 **Bond Costs** R57,265.00

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

**Monthly Rates** R3,300

Exclusive mandate: stylish, 4-bedroom simplex for sale in Musgrave

Dormehl Phalane Musgrave presents something special, an exclusive mandate – a renovated simplex with stylish, modern finishes, at a tranquil, sought-after address in Musgrave. This lovely home is one of only three units in the complex.

This must-see simplex has four bedrooms, each with an en-suite (shower, basin and toilet). It offers an open-plan lounge and dining area leading to an enclosed, fully-fitted gourmet kitchen with a huge, fitted scullery and loads of cupboard space.

The scullery leads to an enclosed, paved area for children as well as a laundry area and small garden. The lounge leads to an enclosed patio.

The fully air-conditioned home comes with automated garages (a double and a single) with automated Trellidors at all entrances. There is an additional parking space in front of the double garage.

Note that...

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	4			Security	Yes
Kitchens	1			Dom. Accom.	1
Recep. Rooms	2			Pool	No
Furnished	No			Views	True
				Sizes	
				Floor Size	313m <sup>2</sup>

