

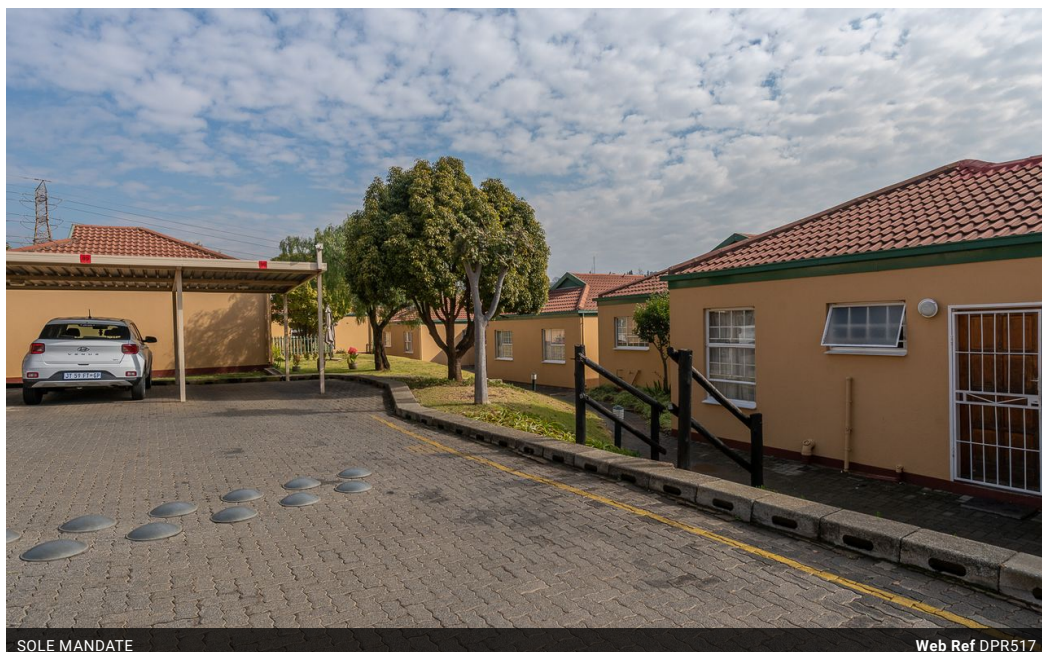


**Kyle De Aguiar**  
Candidate Property Practitioner  
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SOLE MANDATE

Web Ref DPR517



## R640,000

2 1

**Monthly Bond Repayment** R6,497.47

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00

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

**Monthly Levy** R1,700 **Monthly Rates** R453

Perfect Starter Home Looking for A New Owner.

A quaint lock up and go home located in the Linridge Complex, situated in the heart of Linmeyer. The 2 Bedroom, 1 Bathroom simplex provides the perfect lifestyle for a single person or a young couple looking to start a family. With the bonus of a small garden that has private use for the owners, it certainly offers all factors that ultimately make a house a home.

Details of Main Residence:

- Under Roof: 59sqm
- 2 Bedrooms
- 1 Bathrooms
- Open Plan Living Throughout
- Interior/Exterior Living with Outside Entertainment Area
- Single Parking Space but with Ample Visitors Parking

Estate Information:

- Sizeable Swimming Pool
- Ample Visitors Parking
- 24Hr Security on Site
- Close Proximity to all amenities and Schools such as Marian College

## Features

### Interior

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

### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	59m²
Land Size	30,355m²

### Extras

24 Hour Access 24 Hour Response Complex Guard House