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1 Hills Avenue  
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R5,999,999

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**Monthly Bond Repayment** R60,913.73  
Calculated over 20 years at 10.75% with no deposit.  
**Transfer Costs** R517,806.89    **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.  
**Monthly Levy** R502    **Monthly Rates** R320

Ultramodern Oceanfront Oasis in uMhlanga - A 3-Bedroom Sectional Title Epitome of Luxury

Immerse yourself in luxurious living with this immaculate 3-bedroom, 2-bathroom sectional title home in the prime suburb of uMhlanga. Priced at R649999, this 266sqm simplex is an architectural masterpiece, adorned with solid wooden floors and infused with an ideal blend of sophistication and comfort.

Upon entry, be greeted by airy, sunny open plan living areas means to ignite free-flowing relaxation. The expansive large lounge unfurls an inviting atmosphere, ideal for unwinding or entertaining. Stacked doors seamlessly extend your living area onto the patio, offering an unobstructed 180-degree sea view that's so close, you can spot the ships sailing with ease.

Take delight in preparing meals in your modern kitchen, boasting Caesar-stone tops and a cosy breakfast nook. Indulge in the unique blend of functionality and style...

Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Garages	1
Bathrooms	2			Carports / Parkings	1
Kitchens	1			Security	No
Recep. Rooms	2			Pool	Yes
Studies	1			Views	True
Furnished	No			Sizes	
				Floor Size	266m <sup>2</sup>

