



**Niki Boutsikaris**  
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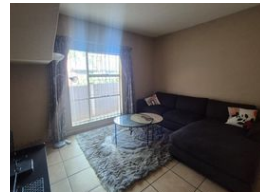
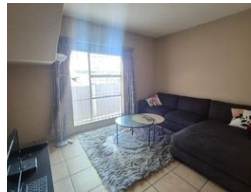
Contact Vanderbijlpark /  
Sasolburg

016 0042353

Vision 21, Industrial Park,  
Shop 26,  
Steel Road,  
Duncanville,  
Vereeniging



Web Ref DPR19691



## R940,000

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**Monthly Bond Repayment** R9,543.15

Calculated over 20 years at 10.75% 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** R700

**Monthly Rates** R2,153

### Modern Duplex with Private Garden

This stylish duplex apartment offers modern living across two levels, featuring two comfortable bedrooms and 2.5 bathrooms. The main bedroom includes an en suite bathroom for added privacy, while the second bathroom offers a bath and toilet, with an additional separate toilet for guests. The open-plan lounge flows seamlessly into the kitchen, creating an inviting space for relaxing and entertaining.

Enjoy outdoor living with a small private garden and a balcony—perfect for morning coffee or evening sunsets. The unit also includes one secure garage, providing both safety and convenience. Ideal for professionals, small families, or investors, this duplex combines space, functionality, and low-maintenance living in a well-located setting.

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Land Size	140m²
Bathrooms	2.5	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	False		
Furnished	No				

