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18 Klip River Drive,  
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Web Ref 5445306



**R505,000**

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**Monthly Bond Repayment** R5,126.91  
Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R21,217.00 **Bond Costs** R15,795.00

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

**Monthly Levy** R914 **Monthly Rates** R508

### GROUND FLOOR UNIT PET FRIENDLY

This ground floor unit is perfect for a single person or a young married couple. A retired couple will also benefit from this unit as it is the first flat near the entrance. An easy entrance and exit to your own unit. It has entrances into the open plan flat and the front door has easy access from the foyer of the complex.

The unit offers open plan living with the dining room and lounge. The flat is tiled throughout and has excellent security with burglar bars and and security doors. The unit also offers excellent return on investment to rent out. The building and communal grounds are very neat and well maintained. It also has a solid body corporate. There is a pre-paid meter and a borehole, as well as a secure parking allocated to this unit. Walking distance from the river as well as Euro Spar.

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	1	Security	Yes	Floor Size
Bathrooms	1	Pool	No	55m²
Kitchens	1			
Recep. Rooms	2			