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Web Ref RL5453



**R1,950,000**

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**Monthly Bond Repayment** R20,127.67  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R72,206.00 **Bond Costs** R32,760.00

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

**Monthly Levy** R1,700 **Monthly Rates** R3,754

### Duplex Style Living in Aintree Lane Estate

Step into your new chapter of luxury living, where modern meets cozy comfort. Nestled within easy reach of major transport routes including the M13 and N3 freeways, this home offers a lifestyle of convenience and tranquility.

Welcomed by the convenience of an automated double garage and two additional parking spaces, ensuring ample room for your vehicles and guests.

Experience the the exposed ceilings, neutral tones, and modern tiling that set the tone for stylish living. The lower level connects the lounge, dining area, kitchen, and two bedrooms, all bathed in natural light.

The modern meets country kitchen, boasts granite counter tops, smart storage solutions, gas stove top, built-in oven, and a breakfast nook. Adjacent, the lounge opens onto a full enclosed patio and garden, perfect for get together s or relaxing. Benefit...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Studies 1  
Furnished No

**Exterior**  
Garages 2  
Carports / Parkings 2  
Security Yes  
Pool No  
Views False

**Sizes**  
Floor Size 179m<sup>2</sup>