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Shop 46 - Protea Mall  
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Umhlanga Rocks

### FEATURED



Web Ref RL3199



## R4,550,000

3 3 2

**Monthly Bond Repayment** R46,964.57

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R348,509.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R2,476 **Monthly Rates** R3,766 **Special Levy** R3,438

### Charming 3-Bedroom Simplex in Secure Estate

Nestled in the heart of a prestigious secure estate, this delightful 3-bedroom simplex offers the perfect blend of comfort and convenience. The open-plan living area flows effortlessly onto a large undercover patio, ideal for entertaining guests or enjoying serene outdoor moments. The property boasts a small, easy-to-maintain garden,

Residents can enjoy access to the pool and relax in the clubhouse. Well-maintained golf course and club amenities.

Situated close to major exits, this property ensures seamless connectivity to shopping centers, schools, and other essential services, making it an ideal home for families or professionals looking for secure and stylish estate living. Don't miss out on this fantastic opportunity!

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	2
Bathrooms	3	Carports / Parkings	2
Kitchens	1	Security	Yes
Recep. Rooms	2	Pool	Yes
Furnished	No	Views	Yes
			Floor Size 209m²

### Extras

Communal Pool 24 Hour Security - Gated Estate Braai & Entertainment Area Scullery Pets Allowed with permission

