



**Shaun Myburgh**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 202 373 981 7)  
 0834290624  
 shaun@vartrust.co.za

Contact Head Office

087 1354450

Kutoroka  
 Scorpion Trail  
 Midrand

NO TRANSFER DUTY



Web Ref RL4940



**R699,000**

3 1

**Monthly Bond Repayment** R7,215.00  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,800

### COMPACT 3 BED 1 BATH GEM

Value for Money: Offers Welcome!

This charming compact 3-bed, 1-bath first-floor apartment is ready to go and is the ideal investment for first-time homeowners or investment buyers.

Situated in a sought-after security estate complex within Weltevreden Park, it offers easy access to all amenities, including a creche and nearby schools.

The apartment is in immaculate condition, tiled throughout with 3 light and airy bedrooms, 1 bathroom with a full bath, basin, toilet, and shower accessory. The open-plan lounge and dining room lead out from the designer kitchen, which features top-of-the-range finishes throughout.

The sought after complex boasts strict security and stunning manicured communal gardens, perfect for those who love to walk or exercise. Amenities include a clubhouse, large communal swimming pool, tennis court,...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	53m <sup>2</sup>
Land Size	539,322m <sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Guard Guard House Tiled Floors Bath, Toilet and Basin  
 Shower Built in Wardrobes Communal Braai Area Tennis Court Satellite Dish Fibre First Floor  
 Open Plan Kitchen Oven & Hob Garden Services