



**Maggie Zino**  
 Non-Principal Property Practitioner  
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Contact Propcore Real Estate

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Oak Avenue Office Park  
 376 Oak Avenue  
 Ferndale  
 Randburg  
 2194



Web Ref RL7168



**R1,095,000**

2 1

**Monthly Bond Repayment** R11,302.46  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R1,475 **Monthly Rates** R973

**Stunning modern 2 bedroom garden apartment**

Immaculate modern ground floor apartment.  
 Open plan kitchen with space for 3 appliances; appliances are included in the price.  
 Open plan lounge and dining room leads onto covered patio.  
 2 Spacious bedrooms with built-in cupboards.  
 Main bedroom gets a lot of sun.  
 One full bathroom with bath, shower, basin and toilet.  
 Covered patio overlooking pretty walled garden.  
 Monthly domestic effluent charge of R654, security levy of R125 and CSOS charge of R35.  
 One cover parking bay.  
 Lots of visitors parking.  
 Very quiet complex.  
 The complex boasts a swimming pool with braai area, outdoor gym, jungle gym and 24 hour security.  
 Easy access to main roads and shopping centers.

**Features**

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	2	Floor Size	69m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2				
Furnished	No				

