



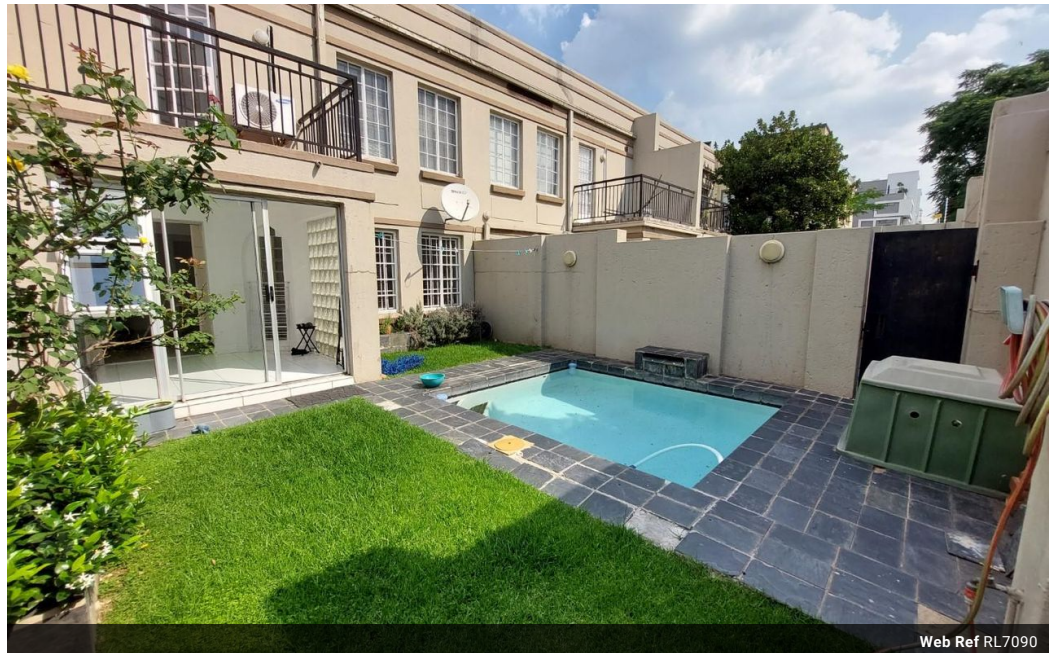
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Oak Avenue Office Park  
376 Oak Avenue  
Ferndale  
Randburg  
2194



Web Ref RL7090



**R2,100,000**

 2  2.5

**Monthly Bond Repayment** R21,675.96  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R83,947.00 **Bond Costs** R34,625.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,023 **Monthly Rates** R1,193

### Two bed two bath duplex with a pool

Introducing this exquisite property centrally located in Morningside.

Eye catching kitchen with lots of built in cupboards and finished with elegant counter tops. There is space for two under counter appliances as well as a single door fridge.

Downstairs you will find a tiled living and dining are, that opens out onto a small garden with lovely splash pool.

Upstairs are two large bedrooms, with laminate flooring and lots of built in cupboards.

Both bedrooms have ensuite bathrooms, the main bathroom has a shower above the bath, his and hers basins and a gorgeous feature wall and built in cupboards. The second bathroom ensuite has a shower only.

Guest bathroom on ground floor

There is one under cover parking bay allocated to the unit, and ample visitors for a second vehicle to park.

Currently a...

### Features

#### Interior

Bedrooms	2
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes

#### Sizes

Land Size	123m <sup>2</sup>
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#### Extras

Built-in Wardrobes Covered Parking Private Garden Private Pool Security Children's Play Area

