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Property House  
78 Commercial Road (78 Chief Albert Luthuli  
Road)  
Pietermaritzburg  
3201

## 3 Bedroom Townhouse For Sale in Montrose



SOLE MANDATE

Web Ref 6994856



**R2,900,000**



3



2.5



2

**Monthly Bond Repayment** R29,933.46  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R152,055.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R2,327 **Monthly Rates** R3,890

### Modern Elegance in Very Popular Secure Estate

Units in Kembali do not come up for sale very often, and this one is EXCEPTIONAL value for money!!

With a blend of style and sophistication this lovely upmarket duplex, offers you a blend of comfort and practical living in a serene, secure setting. The unit overlooks a beautiful "park like area" ideal for bird watching or just enjoying some peace and quiet from a long day!

Being a duplex the unit offers a unique way of living divided between the 2 floors:

Upstairs Features:

- 3 Spacious Bedrooms filled with natural light
- 2 Sleek, modern bathrooms with quality finishes
- Study – perfect for work-from-home (can be converted to a 4th Bedroom)
- 2 Balconies offering fresh air and tranquil views

Downstairs Living:

- Open-plan layout
- Stylish lounge, thoughtfully separated from...

### Features

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1

#### Exterior

Garages	2
Security	Yes
Pool	No

#### Sizes

Floor Size	252m <sup>2</sup>
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