

**Andre Beech**

0714252357  
andre@realgroup.co.za



Contact Southern Suburbs

021 5571428

1st Floor  
Block B  
Black River Park North  
Observatory



SOLE MANDATE

Web Ref 6788498



**R1,280,000**

 3  3  1

**Monthly Bond Repayment** R13,212.01  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R37,017.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R105

### 3 Bedroom property for sale in Malibu Village, Blue Downs

Spacious Malibu Village Home with Modern Comfort.

This expansive 3-bedroom home in Malibu Village offers a comfortable and stylish living experience. The open-plan layout seamlessly connects the lounge, dining room, and TV room, creating an airy and inviting atmosphere. The air-conditioned space ensures year-round comfort.

The kitchen is a chef's dream, offering ample counter space and storage. The stove will be included in the sale. A separate toilet and bathroom add convenience to daily living. The main bedroom is a luxurious retreat, complete with a walk-in closet and a private en-suite bathroom.

With parking for up to 5 vehicles, this home provides ample space for your family and guests.

The home is secured with security gates and front main gate.

Key Features:

- \* 3 Spacious Bedrooms
- \* Open-Plan Living Areas
- \* ...

### Features

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	3

#### Exterior

Garages	1
Carports / Parkings	4
Security	Yes
Pool	No

#### Sizes

Land Size	350m <sup>2</sup>
-----------	-------------------