



**Trix De Waal**  
0766635812  
sales@sitari.co.za



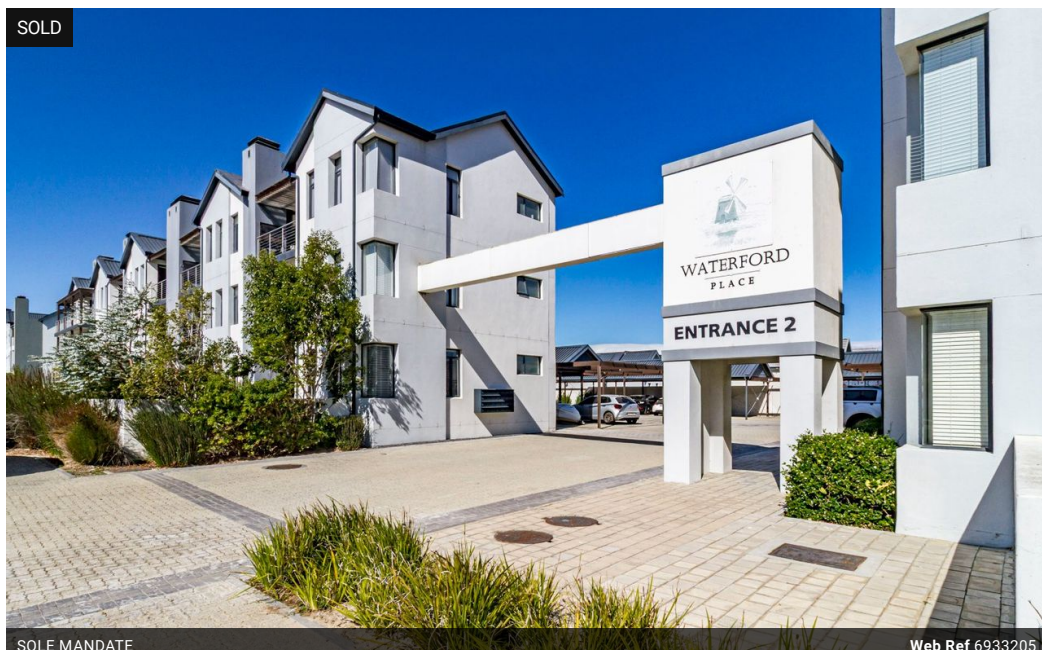
**Shaun Harris**  
0829560599  
sales@sitari.co.za

Contact Somerset West

021 2017337

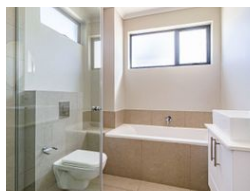
Sitari Property Sales  
Sitari Country Estate  
Old Main Rd  
Somerset West  
7130

SOLD



SOLE MANDATE

Web Ref 6933205



R2,095,000

2 2

**Monthly Bond Repayment** R21,269.05

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R83,647.00 **Bond Costs** R34,625.00

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

**Monthly Levy** R2,590 **Monthly Rates** R600

### Beautiful 2-Bedroom, 2-Bathroom Corner Ground Floor Apartment with Stunning Garden

This 2-bedroom, 2-bathroom ground-floor apartment offers comfort, convenience, and a lovely garden space. Located in a sought-after build up area in Sitari Country Estate, This Waterford Place Apartment unit is north-west facing, allowing for abundant natural light throughout the day.

Features:

2 Bedrooms, 2 Bathrooms

The main bedroom features an en-suite with a shower and toilet.

Both bedrooms offer ample space, with the main bedroom including a ceiling fan for added comfort.

Living Area:

Open-plan Kitchen and Lounge with a convenient air conditioner.

The living space is filled with natural sunlight, making the apartment feel airy and bright.

Study Nook:

A dedicated study nook provides the perfect spot for a work-from-home setup.

Patio & Garden:

A covered patio with a built-in braai is perfect for entertaining or...

### Features

#### Interior

|              |   |
|--------------|---|
| Bedrooms     | 2 |
| Bathrooms    | 2 |
| Kitchens     | 1 |
| Recep. Rooms | 1 |

#### Exterior

|                     |     |
|---------------------|-----|
| Carports / Parkings | 2   |
| Security            | Yes |
| Pool                | No  |

#### Sizes

|            |      |
|------------|------|
| Floor Size | 71m² |
|------------|------|

