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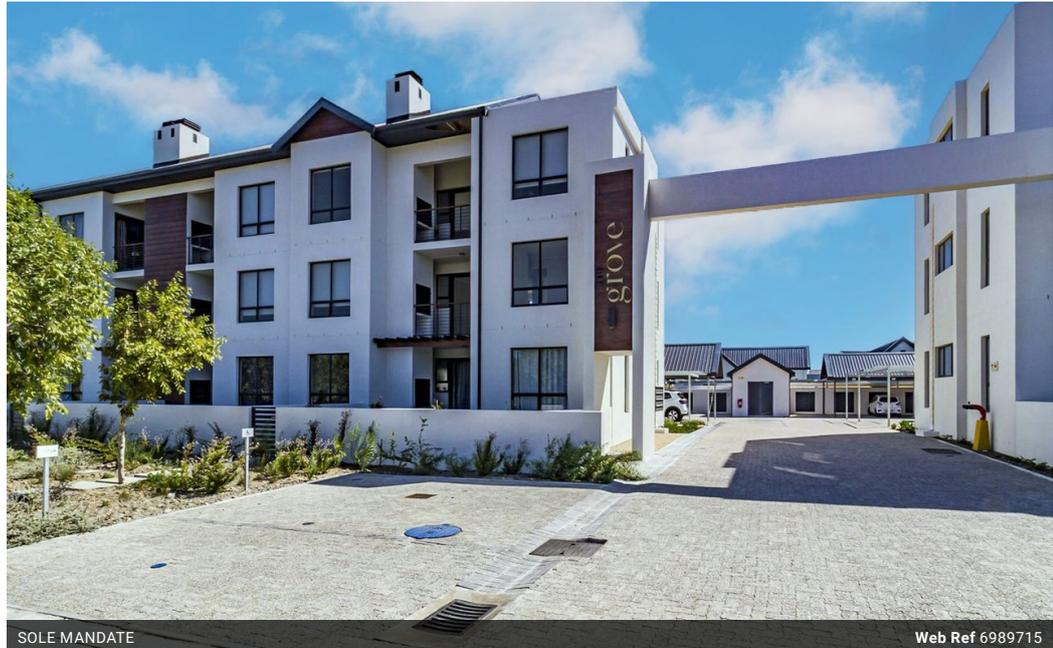


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Contact Somerset West

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



SOLE MANDATE

Web Ref 6989715



R1,749,000

**Monthly Bond Repayment** R17,756.35  
Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R57,979.00    **Bond Costs** R30,875.00

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

**Monthly Rates** R479



### Modern 2-Bedroom Corner Apartment in The Grove, Sitari Country Estate

A corner unit apartment, located in the sought-after The Grove within Sitari Country Estate. This home is designed to maximise natural light and airflow, with both bedrooms and the bathroom strategically positioned on the corner.

#### KEY FEATURES

- 2 Spacious Bedrooms: Bright and airy with built-in cupboards.
- Modern Bathroom: Neatly finished with a shower and bath.
- Open-Plan Kitchen: Features a quartz island with a gas hob, perfect for cooking enthusiasts.
- Living Area: Flows seamlessly onto the patio.
- Lovely Patio: Equipped with a built-in braai, ideal for entertaining guests.
- Neat and Clean Finishes: Move-in ready with attention to detail throughout.

#### ESTATE AMENITIES

- State-of-the-art security – Biometric access, 24/7 monitoring & electrified perimeter fencing
- Exclusive gym & coffee shop...

### Features

#### Interior

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

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	73m <sup>2</sup>
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#### Extras

Security 24 Hour Access 24 Hour Response Boomed Area Closed Circuit TV Electric Fencing Guard Guard House Totally Fenced Built-in Kitchen Appliances Centre Island Built-in Wardrobes Balcony Gas Hob Granite Tops Under Counter Oven Washing Machine Connection Dishwasher Connection Covered Parking Built In Braai Solar Geyser Sliding Doors

