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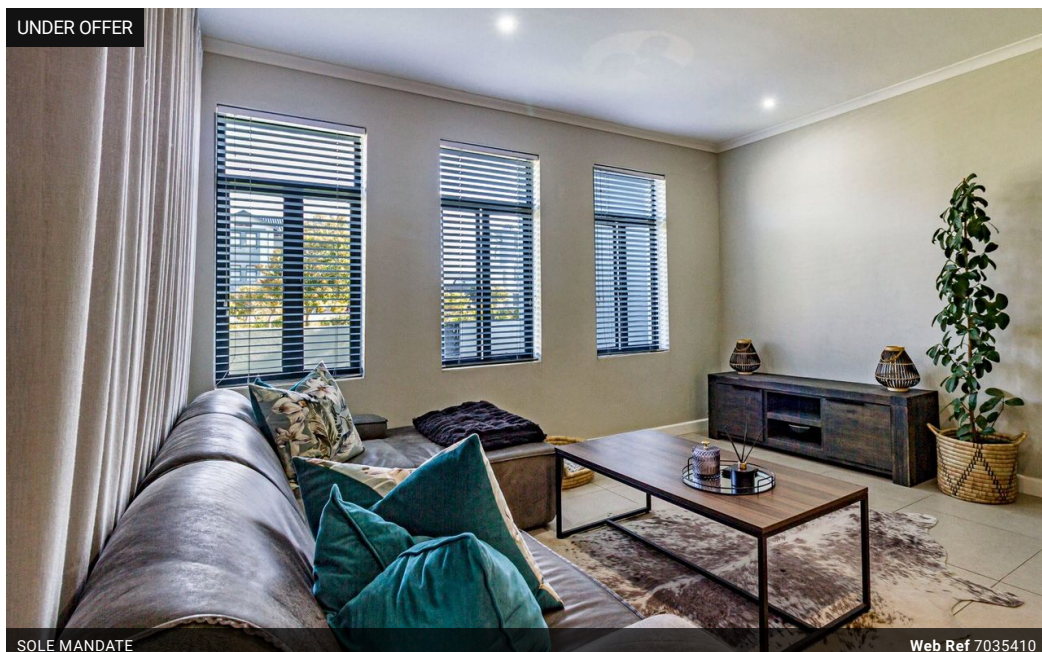
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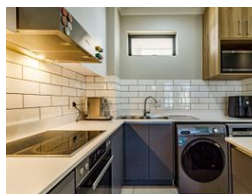
Sitari Property Sales  
Sitari Country Estate  
Old Main Rd  
Somerset West  
7130

UNDER OFFER



SOLE MANDATE

Web Ref 7035410



R2,695,000

3 2

**Monthly Bond Repayment** R27,817.48

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R133,487.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R3,310 **Monthly Rates** R848

### Spacious North-West Facing, Ground Floor Apartment in Waterford Place, Sitari Country Estate

Discover this stunning 3-bedroom ground floor apartment nestled in the exclusive Waterford Place within Sitari Country Estate. Boasting sleek finishes, an abundance of northern light, and a spacious layout, this home is perfect for modern living.

#### Key Features:

- 3 Bedrooms with ample space and natural light
- Study nook—ideal for remote work or reading
- Spacious lounge with stylish finishes
- Covered patio featuring a built-in braai
- Big garden—perfect for pets, kids, or gardening enthusiasts
- North-west facing orientation for optimal sunlight
- Located in Waterford Place, Sitari Country Estate—a sought-after build up neighborhood.

This apartment combines comfort, style, and a prime location, offering the perfect blend of serene estate living with modern convenience.

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	1

#### Exterior

Carports / Parkings	2
Security	No
Pool	No

#### Sizes

Floor Size	106m <sup>2</sup>
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