



**Armaan Essa**  
0828088886  
armaan@choprop.co.za



**Fatima Ebrahim Mall**  
083 662 7863

fatimamall@choprop.co.za

Contact Choprop Sales

0126534444  
0126534444

146 Willem Botha Street  
Wierda Park  
0157



Web Ref RL14429



**R1,060,000**

 3  1

**Monthly Bond Repayment** R10,761.43

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R1,700 **Monthly Rates** R305

**PRIME LOCATION! PREMIUM INVESTMENT. YOUR FIRST STEP INTO PROPERTY OWNERSHIP! CENTRAL LAUDIUM**

An ideal investment or first time buy! Nestled in the vibrant central hub, this upmarket flat offers the perfect blend of modern convenience and comfort.

Situated in the heart of Laudium, this property enjoys walking proximity to essential amenities, including shopping centers, restaurants, schools, and medical facilities.

Step into a space designed for comfortable living and entertaining. The flat boasts contemporary finishes and an open-plan layout, creating a seamless flow between the living, dining, and kitchen areas.

With 3.5 bedrooms, there's ample space to accommodate your lifestyle needs. The kitchen has been renovated to fit the modern and up market appeal with granite tops, a gas and electric stove for added convenience.

Whether you're a growing family or an investor seeking rental income, this property offers...

## Features

### Interior

Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

### Sizes

Floor Size	101m <sup>2</sup>
Land Size	3,680m <sup>2</sup>