



**Kim Robey**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 118 974 1)  
 0832669890  
 kim@cleproperties.co.za

Contact Northern Suburbs

011 0271878

Shop 2B  
 Northlands Corner  
 Corner Witkoppen Road and Newmarket Street  
 North Riding  
 Randburg



**R2,400,000**

 2  2  1

**Monthly Bond Repayment** R24,772.52  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R118,951.00 **Bond Costs** R42,713.50  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,248

**SECURE AND PICTURESQUE RESIDENTIAL ESTATE FOR ACTIVE OVER-50's.**

**SECURE AND PICTURESQUE RESIDENTIAL ESTATE FOR ACTIVE OVER-50's.**

Merrow Down Country Club is a fully developed, private and well-maintained secure housing estate in the heart of Fourways, offering a mature lifestyle for over 50's within a beautiful peaceful setting.

This spacious two-bedroom home, featuring two patio areas, is well-positioned within the complex.

Entering this home through the entrance hall leads to the lounge and dining room. There is a study area off the main lounge. The modern kitchen offers ample cupboard space and under-counter space for two appliances. Two sizeable sunny bedrooms each have en suite bathrooms; the main bathroom includes both a bath and shower.

The home has a single automated garage.

Security is paramount with well-trained security officers on duty 24-hours a day throughout the year...

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	2	Garages	1	Floor Size
Bathrooms	2	Security	Yes	123m <sup>2</sup>
Kitchens	1	Pool	Yes	
Recep. Rooms	3			