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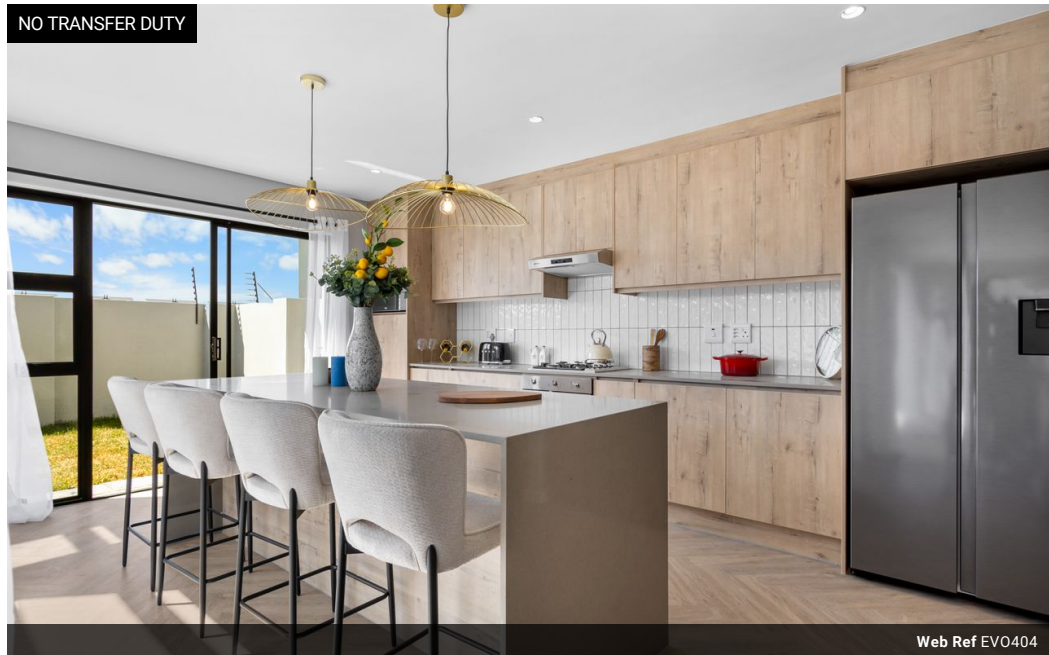
**Kyle Vernes**  
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Contact Cape Town CBD

021 2053772

3 Caledonian Road Mowbray

NO TRANSFER DUTY



Web Ref EV0404



R4,495,000

 4  3  2

**Monthly Bond Repayment** R46,396.87

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R342,459.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R2,062 **Monthly Rates** R1,808

Welcome To The Exquisite Watsonia Village!

\*51% sold already\*

Move in and feel right at home!

Nestled in the ever-popular Western Seaboard suburb of Sandown in the larger Blouberg area, Watsonia Village realises your lifestyle dreams.

Select schools from among the best in the country, surround yourself with landscaped greens, play in recreational amenities, shop until you drop or let loose in leisure facilities.

At Watsonia Village, it's all on your doorstep.

Why Watsonia?

Your home should be as unique as you are!

At Watsonia Village, you have the freedom to choose a configuration that works for you – with a mix of three and four-bedroom duplex homes. The considered and bespoke design of this security estate offers discerning young families endless options for

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	184m <sup>2</sup>
Land Size	319m <sup>2</sup>