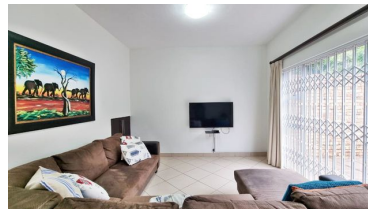




R2,800,000

Web Ref C2176



## Outstanding Location! Immaculate duplex in a secure complex

This impeccably maintained, secure complex is conveniently situated within walking distance to Thompson's Bay Swimming Beach. Constructed with durable face brick, the complex ensures minimal upkeep.

The upper level features three remarkably spacious bedrooms with two full bathrooms, including an en-suite in the main bedroom equipped with a bath, shower, toilet, and basin. Both the main room and the second bedroom boast private balconies.

Upon entering the ground floor, you'll find a well-appointed kitchen with granite countertops, an open-plan dining room, and a lounge that seamlessly extends to a private courtyard. A guest bathroom is conveniently located on this level.

With the approval of the Body Corporate, small dogs are permitted. The property includes a single garage that provides direct access to the home.

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>2.5</b>
<b>Floor Size</b>	<b>170m<sup>2</sup></b>
<b>Land Size</b>	<b>5,971m<sup>2</sup></b>
<b>Garages</b>	<b>1</b>
<b>Pool</b>	<b>Yes</b>
<b>Rates</b>	<b>R1,300</b>
<b>Levies</b>	<b>R2,400</b>

<b>Extras</b>
Air Conditioner Balcony Breakfast Nook Complex Communal Braai Area Dishwasher Connection En Suite Built in Wardrobes Fridge Granite Tops Open Plan Kitchen Visitors Parking Veranda



**Andre Coertze**  
*Ballito*

Tel: 032 946 1818  
Mobile: 067 016 7429  
andre.c@sothebysrealty.co.za

