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**R1,340,000**

 4  2  2

**Monthly Bond Repayment** R13,831.32  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R38,817.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R2,845

### 4-Bedroom Flat in Secure Gated Community of Butleigh

Welcome to Butleigh Residence in the charming St. Michaels – where comfort meets convenience in a beautifully maintained, security-gated community. This exceptional 4-bedroom flat offers the perfect blend of modern living and serene relaxation.

Key Features:

- Elegant Living Spaces: Step into a beautifully finished kitchen seamlessly flowing into an open-plan lounge and dining area, ideal for family gatherings and entertaining guests.
- Luxurious Main Bedroom: Enjoy your own private retreat with an en-suite bathroom, designed for ultimate comfort and convenience.
- Secure and Safe Environment: Rest easy in a security-gated complex featuring a lockup garage, ample visitors parking, and backup water to ensure your home is always prepared.
- Family-Friendly Amenities: Watch your children play safely in the designated ground, or...

### Features

| Interior     |     | Exterior            |      | Sizes      |                   |
|--------------|-----|---------------------|------|------------|-------------------|
| Bedrooms     | 4   | Garages             | 2    | Floor Size | 202m <sup>2</sup> |
| Bathrooms    | 2   | Carports / Parkings | 1    |            |                   |
| Kitchens     | 1   | Security            | No   |            |                   |
| Recep. Rooms | 2   | Pool                | Yes  |            |                   |
| Furnished    | Yes | Views               | True |            |                   |