



**Mayur Soni**  
0722350144  
mayur@primeproperty.com



**Raj Maharaj**  
061 431 1771

raj@primeproperty.com

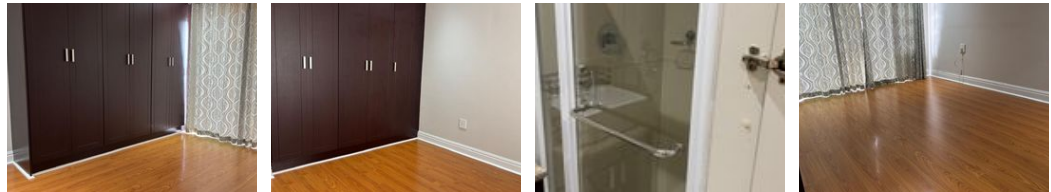
Contact Prime Property  
Umhlanga

031 566 5416

Shop 5  
7 on Millennium Boulevard  
Umhlanga Ridge  
4321



Web Ref RPP1032652



**R2,575,000**

3 2 1

**Monthly Bond Repayment** R26,578.85  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R121,720.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,400 **Monthly Rates** R2,300

### Modern Spacious 3 Bedroom Duplex for Sale in Edgemount Estate

This property in Edgemount Estate is typically characterized as a residential property in a suburban area, featuring a modern architectural style. Boasting 3 spacious bedrooms with 2 bathrooms, one en-suite, open plan lounge dining and kitchen with ultra modern finishes and landscaped outdoor areas. Entertain family and guests in your private back yard. Edgemount is pet friendly and has ample entertainment for the whole family with mini golf, mini soccer, squash court, pool, club house. The added inverter and JoJo tank, together, can enhance the household's resilience by providing reliable power and water supply, making them especially valuable to avoid shortages or outages. Safe and secure with 24hr manned security.

Don't delay call today to book a viewing!

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	3	Garages	1	Floor Size
Bathrooms	2	Carports / Parkings	1	Land Size
Kitchens	1	Security	Yes	145m <sup>2</sup>
Recep. Rooms	2	Pool	Yes	105,713m <sup>2</sup>
Furnished	No	Views	True	