

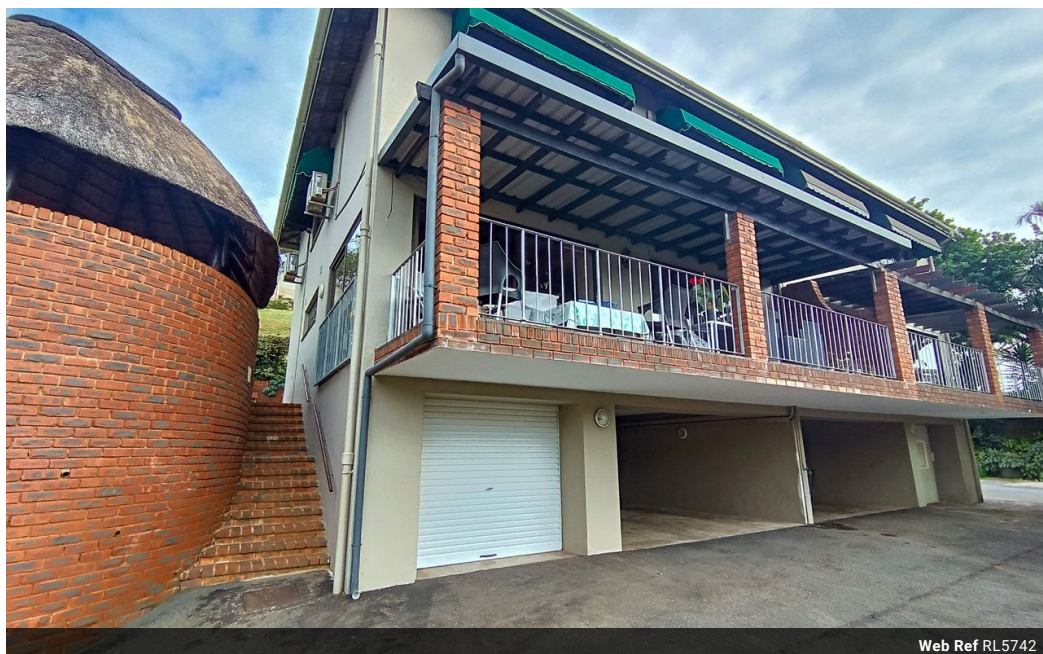


**Bradley Pandaram**  
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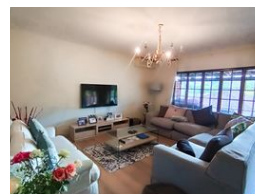
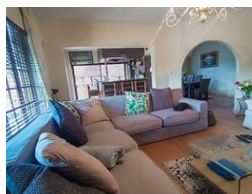
Contact Umhlanga

031 7019898

Ridge 6  
20 Ncondo Place  
Umhlanga Ridge  
Umhlanga



Web Ref RL5742



**R2,699,000**

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**Monthly Bond Repayment** R27,401.03

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R133,807.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R4,300 **Monthly Rates** R2,800

## Luxury Lifestyle, Family Entertainer, Unbeatable Value - Sunningdale Park on Your Doorstep

Located directly opposite the lush Sunningdale Park and tennis courts, this beautifully maintained 3-bedroom, 2.5-bathroom duplex offers unbeatable value in one of the area's most desirable, secure complexes — home to just 12 units.

Ideal for families or professionals, this residence combines space, style and security often reserved for R4 million estates.

**Property Features:**

**Open-plan Living:** Generously sized living and dining areas with tasteful finishes, perfect for entertaining or relaxing.

**Modern Kitchen:** Granite countertops, under-cabinet lighting, double-door fridge space, plus hob, oven and extractor.

**Private Bar & Entertainment Area:** Opens to a balcony with serene park views and direct line of sight to the communal pool — ideal for entertaining while keeping an eye on the kids.

**Bedrooms:** Three fully fitted,...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	236m <sup>2</sup>
Land Size	4,803m <sup>2</sup>

