



SOU772  
Available

## SOUTH DISTRICT

**£1,175,000**



### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Air conditioning
- Patio
- Terrace
- Fitted Awning
- 2.5 bathrooms
- Downstairs workshop/utility room
- Partly Furnished
- Private Parking



New to the market and exclusive to BMI. Nestled within the picturesque South district, this charming 3-bedroom townhouse offers a perfect blend of modern living and classic charm. The exterior boasts a warm, neutral palette and a well-maintained downstairs patio. Stepping inside, you'll find a spacious living area adorned with natural light streaming through large windows from the extended enclosed west facing terrace, illuminating the layout. The kitchen features sleek countertops, high end appliances, and ample storage, catering to both culinary enthusiasts and daily meal preparations. The three bedrooms are situated on the upper level, providing privacy and tranquillity. The master bedroom is a serene retreat, complete with an en-suite bathroom. The additional bedrooms offer comfortable living spaces with access to a spacious terrace offering stunning view of the Bay and Africa. Each room is thoughtfully designed with tasteful finishes and soothing tones. A highlight of this townhouse is its outdoor space – the downstairs patio ideal for al fresco dining or leisurely gatherings. Delightful home for those seeking a harmonious blend of comfort and convenience in a sought-after district. Includes a private parking space. Viewing is highly recommended.

**Interior Size:** 128m<sup>2</sup>  
**Exterior Size:** 40m<sup>2</sup>  
**Plot Area:** N/A  
**Furnishing:** Partly Furnished

**Rates:** £167 Per Quarter  
**Service Charges:** £50 Per Month  
**Price per sqm:** £7,939.19