



# DICKSON

REAL ESTATE



**CONISTON**

**HEIGHTS**

# *WHAT DOES ST DUMAS, KUILS RIVER OFFER?*

Here are some of the most brought up points when St Dumas is in the conversation:

- Scenic beauty
- Community spirit
- Convenient access to the N1, N2 and R300 main roads
- Proximity to Cape Town
- Shopping centres
- Local markets
- Reputable schools
- Great location for first time buyers and investors

Overall, St Dumas offers an affordable and balanced lifestyle, combining the tranquility of suburban living with the convenience of urban amenities, making it an attractive place to call home for families, professionals, and individuals alike.





# *INFO ABOUT CONISTON HEIGHTS*

- **R995 000** per unit which includes one parking bay.
- **Additional parking bay** available at R15 000.
- Units are **54m<sup>2</sup>** in size.
- Covered patio/ balcony with **built-in braai**.
- **120 units** available.
- **All costs included** (bond- & transfer fees).
- **SAVE** R30 000 on bond fees & R30 613 on transfer fees.
- Expected **rental income** of R8 500 per month (7.4% R.O.I).
- 24h manned **security**.
- **Cell-to-gate** access.
- Landscaped **garden** areas.
- Borehole **irrigation** system.

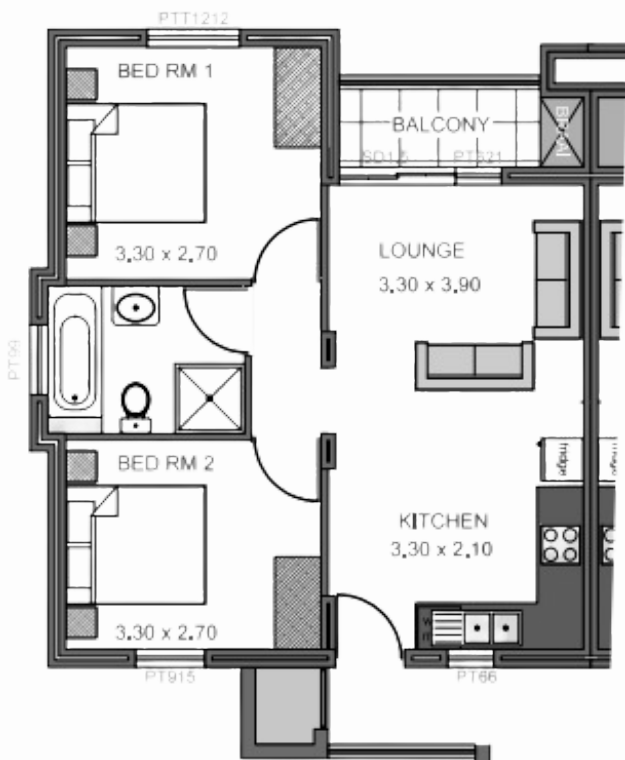
# PROJECT

# OUTLAY

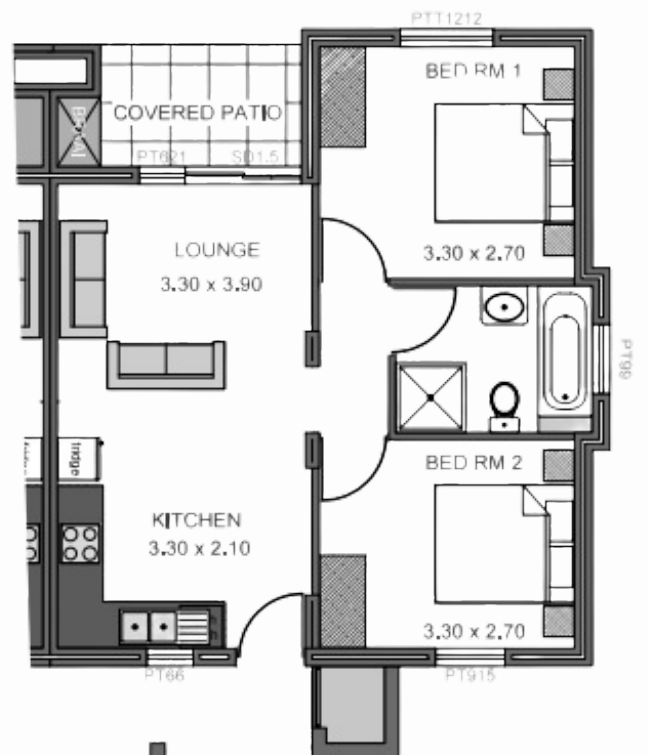


# FLOOR

# PLANS



1



2