



IN THE AREA

Pre-schools:

- Kiddies Ark School, 1km
- Smiley Kids 2,5km

Primary Schools:

- Concordia 1km
- Martin School 1km

High Schools:

- E.G. Jansen Höerskool 1km
- Boksburg High School 5km
- East Rand Christian School 10km

Shopping Centres:

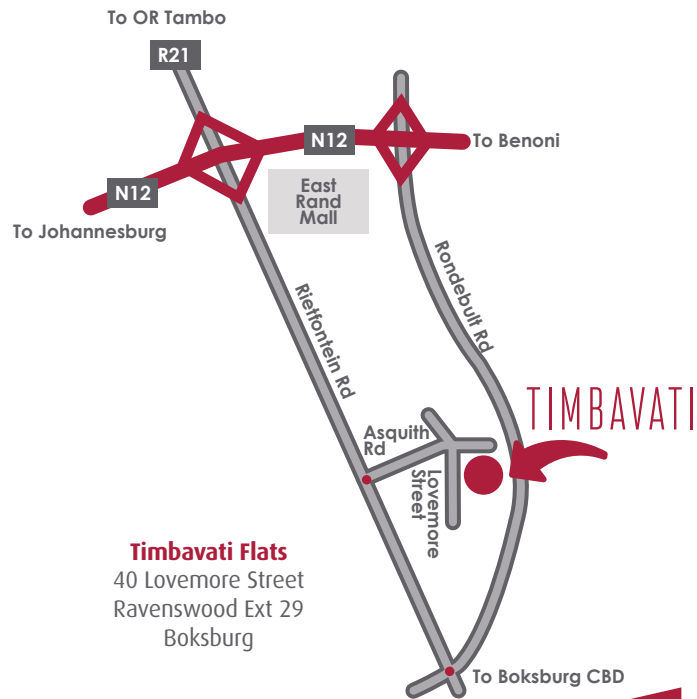
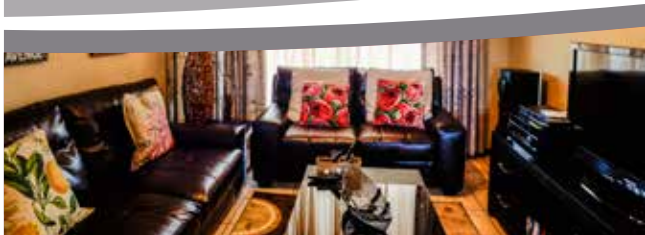
- The Square (Spar) 1km
- East Rand Value Mall 2km
- East Rand Mall 2.7km
- K90 3km

Medical Facilities:

- Medicross 3,4km
- Netcare Sunward Park Hospital 9,6km
- Tambo Memorial Hospital 4km

Commuting and Getting Around:

- R21 / N12W Highway 3km
- N17 Highway 8km
- OR Tambo International Airport 8km
- East Rand Mall Taxi Rank 2km



THE BIG QUESTION...

Are you ready to discover the place that you can call home?
Talk to us about Timbavati today!

ALPINE
ESTATE
AGENCY

APARTMENTS
TO RENT



TIMBAVATI

A PLACE YOU CAN CALL HOME!



A PLACE YOU CAN CALL HOME!

You've always dreamed of affording your family a well maintained modern home... one with access to a swimming pool, manicured lawns and a great communal set up. A place where convenience and a safe family environment come together. Close to the schools, shops and with easy access to all the conveniences you may need a place where children can play in the gardens or have fun at the pool, where the family can braai on a hot summer's day. Above all, knowing that when you switch the lights off at night you can sleep easy, looking forward to tomorrow... this is Timbavati.

THE SETTING

Situated in the quiet suburb of Ravenswood, Boksburg, Timbavati is a well-maintained apartment block with a host of features created to benefit the whole family. This complex comprises two and three bedroomed apartments, each with their own carport. Lovely gardens feature a jungle gym, volleyball court, basketball hoop, swimming pool, and furnished club house. A perfect setting for young families with children.

THE STYLING

Each apartment is tastefully styled with ceramic tiles and built-in cupboards throughout. The kitchen is equipped with a four-plate stove including an oven and warming drawer. There is under-counter space for an appliance (e.g. washing machine or dishwasher). There is a DSTV connection point in the lounge.



THE SECURITY

Timbavati living includes peace of mind with a fully walled complex, automated gate with remote access and egress. Perimeter walls secure the entire property with electric fencing and each apartment is fitted with an intercom link to gate.

THE CONVENIENCE

The setting is the essence of convenience. With everything you need in the immediate vicinity, The Square (Spar) just a kilometre away, and the East Rand Mall just 2kms away boasting all the amenities, namely Woolworths, Pick n Pay, Post Office, Clicks and all the banking facilities you need as well as a major Taxi rank. Situated nearby you will find a host of choice when it comes to schools; from Pre-primary all the way through to High School.

The N12, R21 highways and other major routes fall within a 3km distance, with the N17 just 8kms away. OR Tambo International Airport is a mere 8kms from the complex. Johannesburg central is approximately 30kms away.

The nearest medical facility, Medicross Boksburg, is only 3.4kms from the complex with OR Tambo Memorial Hospital being 4kms away. In 9.6kms you will find the Netcare Sunward Park Hospital.



TIMBAVATI OVERVIEW

- **2-bedroomed units with 1 bathroom - 75 m²:** These units comprise an open plan kitchen and living area opening onto a small balcony. The bathroom comprises a toilet, basin and a bath.
- **2-bedroomed units with 2 bathrooms - 85 m²:** These units comprise an open plan kitchen and living area opening onto a small balcony. The bathroom comprises a toilet, basin and bath with the en-suite bathroom comprising a toilet, basin and shower.
- **3-bedroomed units with 2 bathrooms - 96m²:** These units comprise open plan kitchen and spacious living area opening onto a small balcony. The main bathroom consists of a toilet, basin and bath whilst the en-suite bathroom comprises a toilet, basin and shower.

All apartments come with one carport. Additional parking bays are available to let, subject to availability.

Additional apartment features:

- DSTV connection in lounge
- Built-in cupboards throughout
- Ceramic tiles throughout the flat
- Kitchen: Stove, oven, warming drawer, space for one appliance (i.e. washing machine or dishwasher) with under-counter drain outlet and built-in kitchen cupboards and microwave shelf
- Independent water and electricity meters

Complex:

- Communal gardens
- Swimming pool club house
- Swimming pool
- Jungle gym
- Secure lockable communal washing line
- Kids play area
- Volley-ball court
- Ample parking, including for visitors

Security:

- Automated gate entrance
- Each apartment is fitted with an intercom linked to gate
- Perimeter walls with electric fencing around the entire perimeter
- 12 hour guarded security (after hours)
- Front door fitted with a security gate
- Ground floor units have Trellidor in front of the sliding door