

# APARTMENTS TO RENT



# TIMBAVATI

**A PLACE YOU CAN CALL HOME!**

This is more than just a place to live, it is a place to belong. Imagine a home where your family can truly thrive. A beautifully maintained, modern space set within a secure community, complete with manicured gardens, a sparkling swimming pool, and welcoming communal areas.

Here, children laugh and play safely, families gather for a braai on warm summer days, and everyday life is made easy with schools, shops, and essential amenities just minutes away. Most of all, it is a place where peace of mind comes standard, where you turn off the lights at night knowing tomorrow will be just as bright.

## THE SETTING

Located in the tranquil suburb of Ravenswood, Boksburg, Timbavati is a welcoming apartment complex designed for family living. The complex offers spacious two- and three-bedroom apartments, each with its own carport. Children can enjoy hours of fun in the landscaped gardens with a jungle gym, volleyball court, and basketball hoop, while families relax at the swimming pool or clubhouse. Timbavati is the ideal place for families to grow, connect and feel at home.

## THE STYLING

Each apartment is tastefully finished with ceramic tiled floors and built-in cupboards throughout. The kitchen is equipped with a four-plate stove, oven, and warming drawer, with under-counter space for a washing machine or dishwasher. For your convenience, the lounge includes a DSTV connection point.



## THE SECURITY

Timbavati living includes peace of mind in a fully walled complex with biometric fingerprint access. Perimeter walls secure the entire property with electric fencing, with 12 hour guarded security after hours, to ensure a safe and protected environment for all residents.

## THE CONVENIENCE

The setting combines convenience and accessibility. Everything you need is close at hand: The Square (Spar) is just 1 km away, while East Point Mall, only 2 km from the complex, offers a full range of amenities including Woolworths, Pick n Pay, Post Office, Clicks, banking facilities, and a major taxi rank. A wide choice of schools is nearby, from pre-primary to high school, making Timbavati ideal for families.

Major routes such as the N12 and R21 are within 3 km, with the N17 just 8 km away, and OR Tambo International Airport only 8 km from the complex. Johannesburg Central is approximately 30 km from Timbavati.



## TIMBAVATI OVERVIEW

### Apartment size options:

#### 2-Bedroom Units - 1 Bathroom (75 m<sup>2</sup>)

These units feature an open-plan kitchen and living area that opens onto a small balcony. The bathroom includes a toilet, basin, and bath.

#### 2-Bedroom Units - 2 Bathroom (85 m<sup>2</sup>)

These units offer an open-plan kitchen and living area opening onto a small balcony. The main bathroom comprises a toilet, basin, and bath, while the en-suite includes a toilet, basin, and shower.

#### 3-Bedroom Units - 2 Bathroom (96 m<sup>2</sup>)

These units feature an open-plan kitchen and spacious living area that opens onto a small balcony. The main bathroom includes a toilet, basin, and bath, with the en-suite comprising a toilet, basin, and shower.

Each apartment comes with a dedicated parking bay, with extra bays available for lease, 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 meters and prepaid electricity
- Fibre ready for ease of connectivity

### 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
- Solar back-up for common property, to ensure that the complex operate effectively during power outages
- A live-in building manager is on-site to personally and effectively address resident's queries



## IN THE AREA

### Pre-schools:

- Kideo Ark Preschool, 950 m
- Smiley Kids 2.5 km

### Primary Schools:

- Concordia 1 km
- Martin School 1 km

### High Schools:

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

### Shopping Centres:

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

### Medical Facilities:

- Mediacross 3.4 km
- Netcare Sunward Park Hospital 9.6 km
- Tambo Memorial Hospital 4 km

### Commuting and Getting Around:

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



## THE BIG QUESTION...

Experience Timbavati – where comfort, convenience, and community come together.

### TALK TO US TODAY!

#### Contact Details:

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