

📍 Kempton Park, Gauteng



Live-Invest
IN GLENEAGLE ESTATE


Eagle View



Where Dreams TAKE FLIGHT

Family-Friendly Duplexes

AT R1,695,000

📍 Glen Eagle Estate, Kempton Park



Visualise a world where designer comfort meets carefully engineered convenience, and you have Eagle View. These **3-bedroom, 2-bathroom duplex homes in Glen Eagle Estate** (part of the Riverfields node of the impressive Ekurhuleni Aerotropolis development) represent the pinnacle of competitively priced, contemporary family living for those with vision.

With immediate occupation available, Eagle View offers the perfect combination of space, security, and sophistication. Minutes from major transport links, employment opportunities, and essential amenities, Eagle View is more than a home. It's your takeoff to an aspirational lifestyle and a brilliant investment opportunity.





Exceptional **STYLISH DESIGN**

These meticulously crafted homes offer generous proportions and thoughtfully functional layouts perfect for modern family living. Every aspect has been carefully considered to ensure comfort without compromising on style.

The seamless flow between spaces creates an atmosphere of refined contemporary living, where natural light enhances the modern finishes and carefully selected features throughout.

 Glen Eagle Estate, Kempton Park

Contemporary

HOME FEATURES

- Spacious **open-plan living** areas
- Modern kitchen with gas hob and electric oven
- **Prepaid electricity meters** for efficient usage
- **Fiber-ready** connectivity throughout
- Quality tiled flooring in all areas
- Plumbing points for kitchen appliances
- Double bowl stainless steel sink
- Low-maintenance **aluminum window frames**
- Sophisticated bathroom fixtures
- Secure **single garage** with direct access
- **Pet-friendly** for your furry family members







Estate

ADVANTAGES

Security Without Compromise

- **24-hour manned security** presence
- Comprehensive **CCTV monitoring system**
- Strict access control protocols
- Regular **security patrols**
- Family-centered community environment
- **Pocket parks and playgrounds**
- Well-maintained common areas
- **5-year** NHBRC structural warranty
- **Estate clubhouse** with restaurant facilities

The Perfect **BUSINESS LOCATION**

Experience the convenience of Eagle View's prime position in Kempton Park, offering easy access to business hubs, education, healthcare, and leisure activities.

With rapid connections to OR Tambo International Airport, Gautrain, and major highways, you're perfectly positioned for both business and pleasure, while enjoying the tranquility of a secure residential estate.

 Glen Eagle Estate, Kempton Park





Strategic CONNECTIVITY

TRANSPORT CONNECTIONS	DISTANCE
OR Tambo International Airport	8km
Kempton Park CBD	6km
Johannesburg CBD	30km
Gautrain Rhodesfield Station	8km

EDUCATIONAL FACILITIES	DISTANCE
Curro Serengeti	3,9km
Laerskool Kruinsig	3,5km
Shangri-la Academy	3,3km
Hoërskool Kempton Park	3,2km

HEALTHCARE ACCESS	DISTANCE
Arwyp Medical Centre	6km
Netcare Linmed	12km
Medicross	2,4km
Virgin Active Glen Acres	2km
Clicks Harvest Place	700m

RETAIL & RECREATION	DISTANCE
Riverfields Mountainbike Park	800m
Harvest Place	700m
Glen Acres Superspar	2km
Serengeti Golf and Wildlife Estate	6km
Emperor's Palace Casino	9,4km



Excellent

INVESTMENT ADVANTAGES

- Immediate occupation means **instant rental income**
- Highly **competitive price point** for 3-bedroom homes
- All **legal fees included** (bond and transfer)
Save on significant upfront costs
- 100% financing options available for **qualified buyers**
- Valuable Section 13(six) tax incentives for qualifying investors
- Only **R10,000** (fully refundable) reservation deposit

📍 Glen Eagle Estate, Kempton Park

Site DEVELOPMENT PLAN

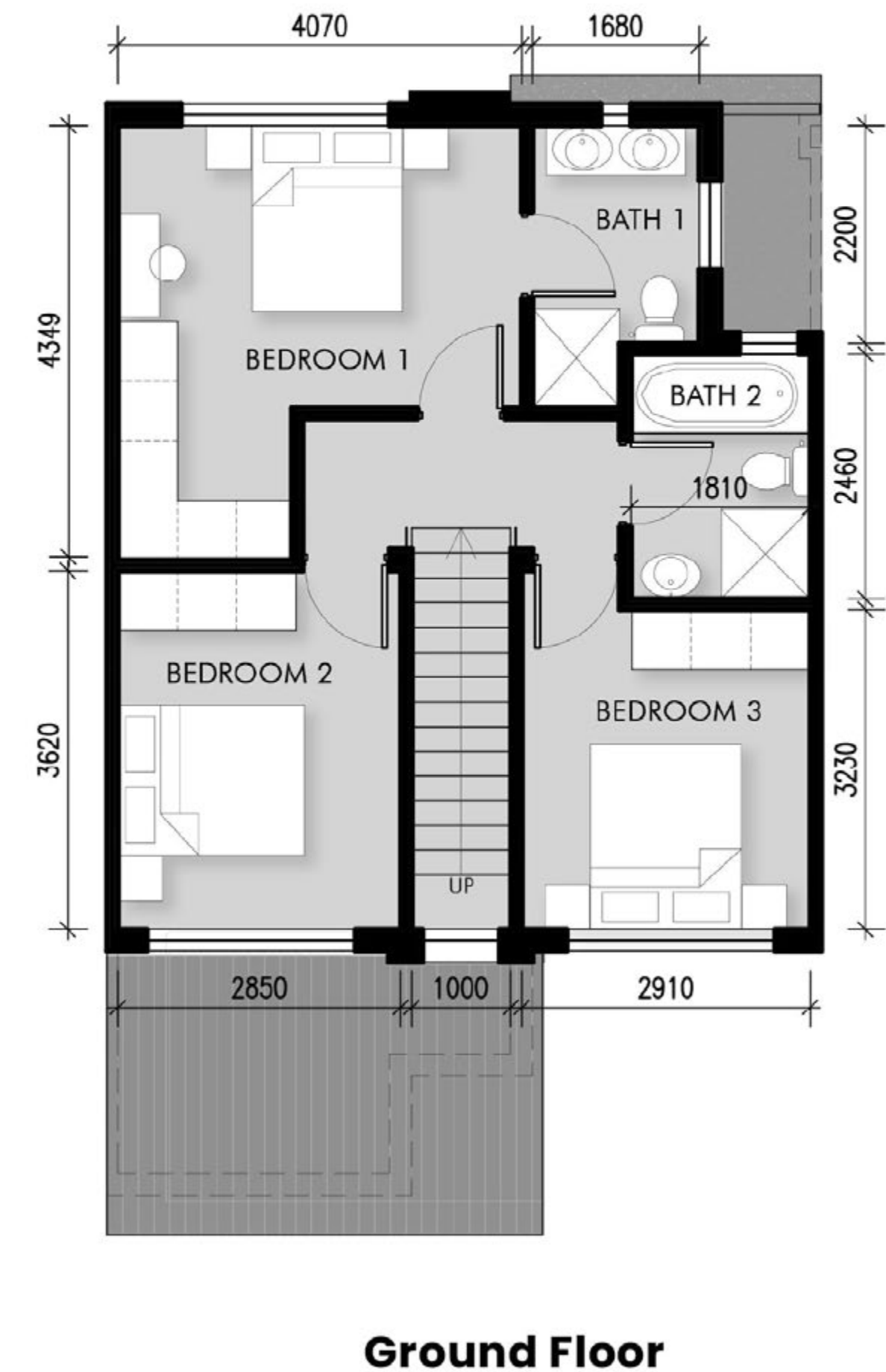
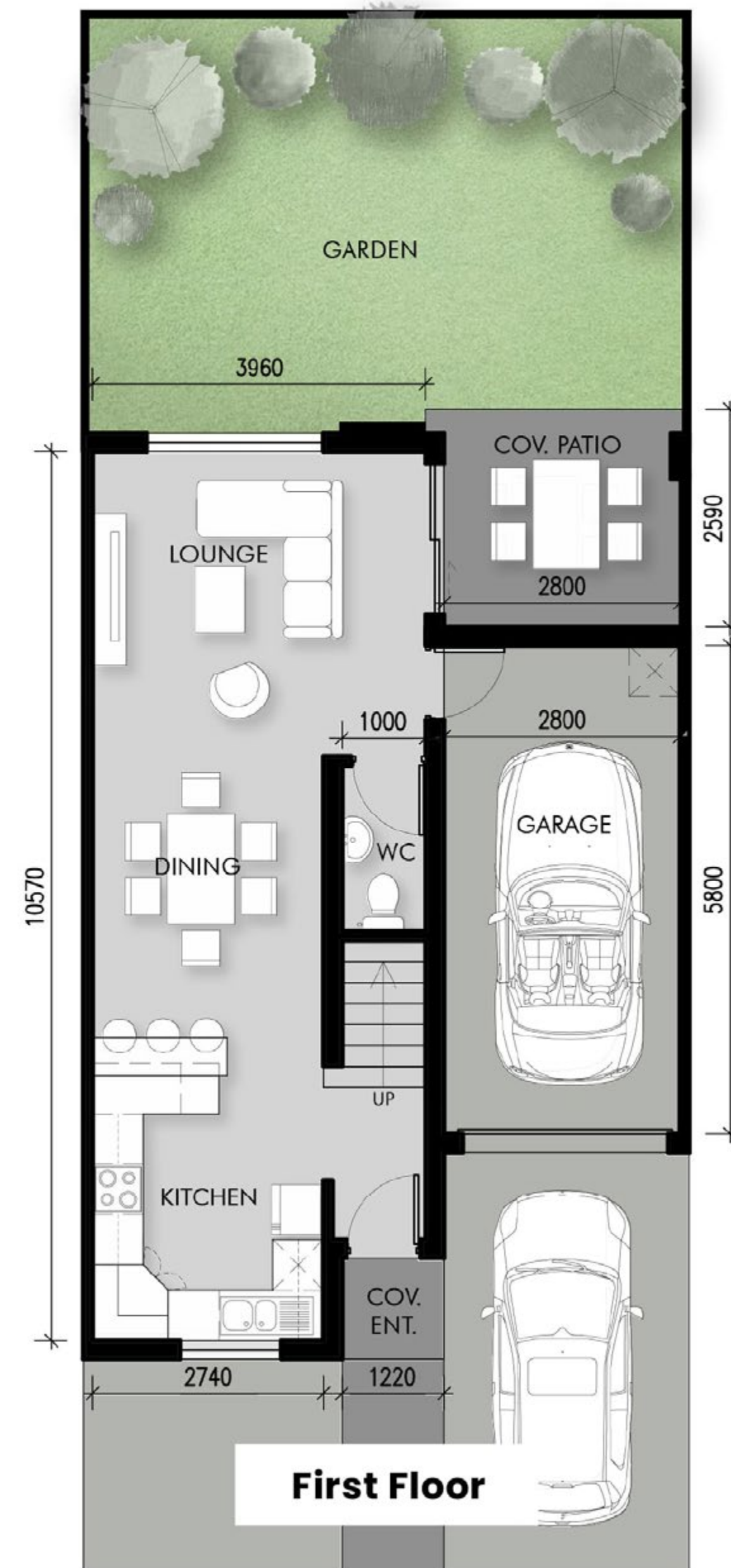




3 Bed | 2 Bath *Duplex*

Unit size (Incl. garage): **128m²**
Projected monthly rental income from: **R13,000**

PRICED AT R1,695,000



Comprehensive **RENTAL MANAGEMENT SOLUTION**

With IGrow Rentals

- Professional **tenant screening and placement**
- Reliable monthly rental collection service
- Detailed property **inspection protocols**
- Responsive, reliable maintenance coordination
- Optional **rental income insurance** protection
- Fully coordinated with IGrow Tax & Accounting Advisory for annual income tax





Get in touch **WITH US TODAY!**

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.

**WE'RE HERE TO GUIDE YOU EVERY
STEP OF THE WAY.**



+27 (21) 979-2501



info@igrow.co.za