



**Kyle Koopman**  
0834302630  
kyle.koopman@harcourts.co.za



**Daniel Nam**  
0834302630

daniel.nam@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL36038



R3,590,000

4 3 2

**Monthly Bond Repayment** R37,055.56

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R231,614.00 **Bond Costs** R47,840.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,088

### PRIME INVESTMENT OPPORTUNITY OPPOSITE BELLVILLE HIGH SCHOOL!

Welcome to a once-in-a-lifetime opportunity—an absolute game-changer in the heart of Bellville! This exceptional face-brick home offers the perfect mix of comfort, style, and investment potential. Whether you're looking for a dream home or a high-yield income property, this is THE ONE!

#### THE MAIN HOUSE FEATURES:

- 3 Spacious Bedrooms – Designed for maximum comfort and relaxation.
- 2 Modern Bathrooms – Stylish, sleek, and practical.
- Gourmet Kitchen & Scullery – The heart of the home, fitted with modern appliances and ample prep space—ideal for those unforgettable dinner parties.
- 3 Expansive Living Areas – A dream for entertainers or families who love space.
- Dedicated Braai Room – The ultimate spot for South African-style entertaining.
- Double Garage with Direct Access – Convenience and security, seamlessly...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	4	Garages	2	Land Size	793m <sup>2</sup>
Bathrooms	3	Carports / Parkings	6		
Kitchens	2	Security	No		
Recep. Rooms	2	Pool	No		
Studies	1	Views	False		
Furnished	No				

