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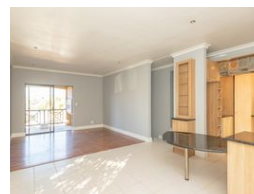
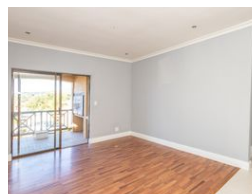
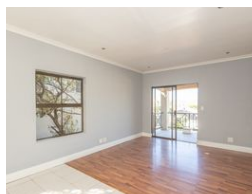
021 8212237

134 Edward Road
Belville
CapeTown
7550

UNDER OFFER



Web Ref RL42316



R2,999,000

4 3 2

Monthly Bond Repayment R30,955.33

Calculated over 20 years at 11% with no deposit.

Transfer Costs R160,101.00 **Bond Costs** R42,185.00

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

Monthly Levy R450 **Monthly Rates** R1,377.8

Charming 3 Bedroom Duplex in Sought After Barlinka Estate

Nestled in the heart of the ever-popular Barlinka Estate, this inviting 3 bedroom duplex offers comfortable living in the scenic surrounds of Van Riebeeckshof.

Step into a light-filled, open-plan lounge and dining area where large windows and sliding doors frame picturesque valley views and invite natural light to pour in. The flow to the undercover braai patio makes entertaining a breeze.

The stylish granite kitchen is fitted with a built-in stove and undercounter oven, and the separate scullery is plumbed for two appliances—offering both practicality and convenience.

Upstairs you'll find 3 well-sized bedrooms with built-in cupboards and 2 neat bathrooms. The main bedroom enjoys direct access to a private patio—perfect for morning coffee with a view.

Additional features include a versatile staff or teenage room with built-in...

Features

Pets Allowed	Yes		
Interior		Exterior	Sizes
Bedrooms	4	Garages	Land Size
Bathrooms	3	Carports / Parkings	304m²
Kitchens	1	Security	
Recep. Rooms	2	Pool	
Furnished	No	Views	

