



**Loraine Roux**  
082 331 0744  
loraine.roux@harcourts.co.za



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Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL35655



R6,999,000

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**Monthly Bond Repayment** R72,242.87

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R633,656.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R2,900

### POTENTIAL INCOME LOTS TO OFFER

Experience modern luxury in this beautifully renovated family home, thoughtfully crafted for comfort and entertainment. With spacious living areas, breathtaking views, and stylish finishes, this residence provides the ultimate setting for a relaxed yet sophisticated lifestyle.

This 5-bedroom home (with 1 bedroom functioning as a flatlet) and 5-bathrooms (including 1 for the flatlet) ensures ample comfort and privacy for the entire family. Three of the bedrooms feature en-suite bathrooms, while the remaining two bedrooms share two designated bathrooms.

**\*\*Flatlet:\*\*** The fifth bedroom is currently utilized as an independent flatlet, complete with an en-suite bathroom, kitchenette, private entrance, and parking. It can also be connected directly to the main house if desired.

Tastefully updated, the home boasts elegant vinyl...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	450m <sup>2</sup>
Land Size	1,487m <sup>2</sup>