



**Jeandre Mostert**  
083 794 6600  
jeandre.mostert@harcourts.co.za



**Samantha Fincham**  
083 571 7201

samantha.fincham@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL40005



**R2,999,000**

3 2.5 2

**Monthly Bond Repayment** R30,446.72

Calculated over 20 years at 10.75% 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** R1,711.5 **Monthly Rates** R1,100

### Newly Constructed Townhouse for Sale!

Nestled within the prestigious Knightswood Security Estate, this brand-new duplex is one of just sixteen exclusive dual-level homes!

This sunny unit is designed to meet your every need, with accommodation features that include:

- 3 Well-sized Bedrooms: Enjoy laminate flooring and built-in cupboards, with the main bedroom featuring a balcony.
- 2.5 Bathrooms: Main en-suite (with shower) and a full family bathroom on the upper level; Plus a convenient guest toilet downstairs - All equipped with Gerberit flushing systems and high-quality sanitary ware.
- Modern Kitchen: Boasting a Defy gas hob, electric oven, extractor, and engineered stone countertops.
- Private Enclosed Garden: Your own lush, exclusive outdoor space.
- Double Automated Garage: Providing direct home access.
- Open-plan Lounge and Dining Areas: Airy and...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	163m²
Bathrooms	2.5	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Studies	1				
Furnished	No				

