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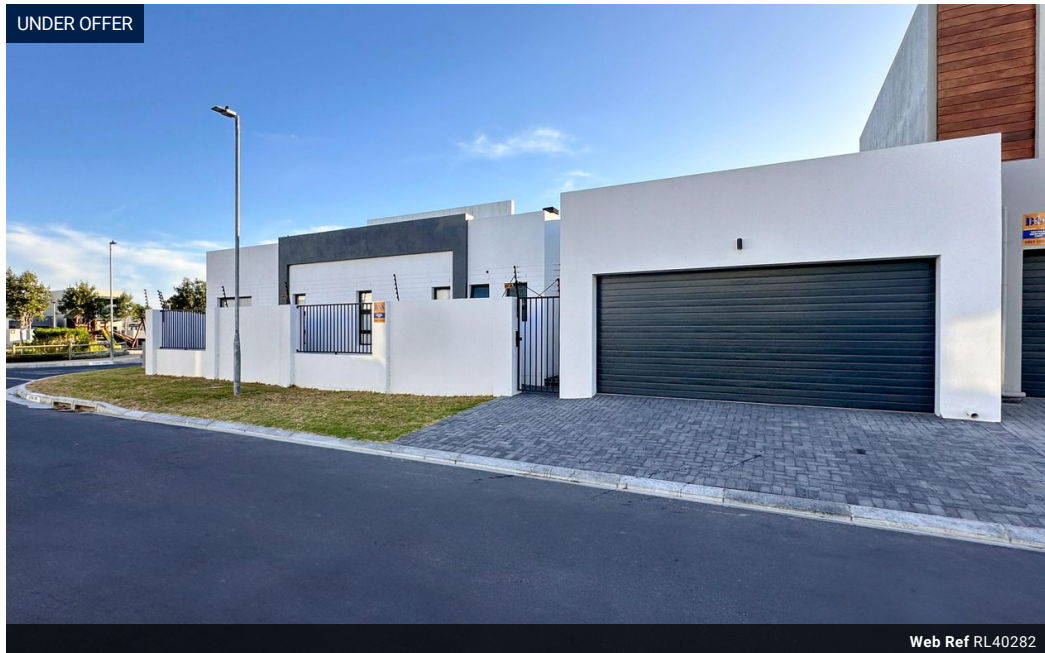
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Contact Harcourts Dunn

021 8212237

134 Edward Road
Belville
CapeTown
7550

UNDER OFFER



Web Ref RL40282



R2,950,000

3 2 2

Monthly Bond Repayment R29,949.25

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R156,055.00 **Bond Costs** R42,185.00

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

Monthly Levy R250 **Monthly Rates** R1,800

Priced to sell! Immaculate 3-Bedroom Family Home for Sale!

Situated on a prominent corner plot within the prestigious Sandown Security Enclave, this contemporary, single-level residence exemplifies modern comfort and convenience.

Designed to accommodate discerning buyers, this move-in-ready home is a rare opportunity.

Accommodation Features:

- Three bedrooms with elegant laminate flooring and integrated built-in cupboards.
- Generously proportioned open-plan living areas, enhanced by a built-in fireplace, offering a welcoming ambiance.
- A sophisticated kitchen, boasting quartz countertops and ample cabinetry for optimal functionality.
- Separate scullery with provisions for dual appliances, ensuring seamless household operations.
- Double automated garage with direct access to the home for added practicality.

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

Sizes

Floor Size	155m ²
Land Size	263m ²

Extras

Granite Tops Alarm System Electric Garage Electric Fencing Fibre Oven & Hob Extractor Fan
Built in Wardrobes

