



**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 RL11940



**R3,850,000**

4 3 2

**Monthly Bond Repayment** R39,086.31

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R264,550.00 **Bond Costs** R51,610.00

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

**Monthly Levy** R250 **Monthly Rates** R1,200

### Newly-built 4 Bedroom Family Home for sale in Sandown

Purchase directly from the developer and take advantage of saving on transfer duties!

This stunning modern home features: 3 Bedrooms (located upstairs), an additional 4th bedroom or study (on the lower level), 3 Bathrooms (including a main en-suite, family bathroom, and guest toilet), spacious open-plan lounge and dining areas, a chef's kitchen with scullery, a double automated garage, a patio with built-in braai, and a fully enclosed backyard, perfect for your pets to enjoy.

\*Fitted extras include:

- Bosch gas hob & eye-level oven
- Intercom
- Alarm system
- Electric fencing
- Solar geyser
- Engineered counter tops

If you're in search of one of the best deals in the area reach out to us today to schedule a viewing of this exceptional property and

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	4	Garages	2	Floor Size	192m <sup>2</sup>
Bathrooms	3	Carports / Parkings	2	Land Size	250m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

