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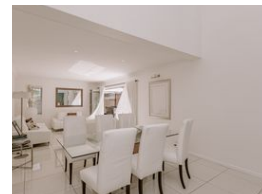
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref RL40621



**R3,750,000**

**Monthly Bond Repayment** R38,707.06

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R251,382.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R3,000

4 2 1

### Stunning Double Storey Family Home For Sale

This beautiful double-storey home offers spacious living and modern comfort. With 4 generous bedrooms and 2 stylish bathrooms, this home is perfect for family living. The homes features :

- \* Double volume ceilings creating a light, airy and luxurious atmosphere
- \* Spacious open-plan kitchen with large dining and living area
- \* Separate laundry room
- \* Cosy study area ideal for those who work from home
- \* Deck upstairs to sip your cocktails and watch the sunset
- \* Separate indoor braai room
- \* Dedicated play room for the children
- \* Stack doors open up to an exceptional entertainment area with a splash pool and wooden deck, perfect for entertaining on those glorious Cape Town summer days
- \* Landscaped garden, providing a tranquil outdoor retreat

Conveniently located close to shopping malls and schools.

You will absolutely fall in...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	351m <sup>2</sup>
Land Size	789m <sup>2</sup>

