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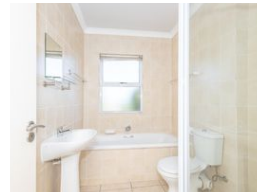
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref RL47748



**R1,695,000**



2



1.5

**Monthly Bond Repayment** R17,208.13

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R54,739.00

**Bond Costs** R30,875.00

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

**Monthly Levy** R796

**Monthly Rates** R835

### Move-In Ready Duplex in Brackenfell South - Ideal Stater or Investment

Modern 2-Bedroom Duplex in Quiet Brackenfell Crescent

This neat and well-maintained 2-bedroom duplex is perfectly situated in the peaceful Deo Gratia Crescent, Brackenfell South.

Step inside and be welcomed by a light-filled, open-plan living area that flows seamlessly to your private, fully paved backyard—complete with a braai, ideal for entertaining. Just off the entrance is a convenient guest toilet, and there's a cleverly designed space under the stairs for a washing machine and extra storage.

The modern kitchen boasts sleek granite countertops, a built-in oven, hob, and plenty of cupboard space—perfect for cooking and entertaining.

Upstairs you'll find two generously sized bedrooms, both with built-in cupboards, and a full family bathroom offering a bath, shower, basin, and toilet.

Additional features include:

1.5...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	2
Bathrooms	1.5
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	108m <sup>2</sup>
Land Size	159m <sup>2</sup>

#### Extras

Bath, Toilet and Basin Open Plan Blinds Burglar Bars Built in Wardrobes Dishwasher Connection Double Storey Double Parking Complex Open Plan Kitchen

