



**Mornay Blouw**  
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Contact Harcourts Dunn

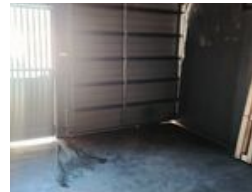
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref RL49596



## R650,000

**Monthly Bond Repayment** R6,489.47

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R23,709.00 **Bond Costs** R17,680.00

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

**Monthly Rates** R450

3 1 2

### Fixer-Upper with Great Potential | 4-Bedroom Home with Income Opportunity

Discover the potential in this spacious 4-bedroom, 1-bathroom home perfect for investors or buyers ready to add their personal touch. Located in a convenient and growing neighborhood, this property offers a rare opportunity to own a home with dual-living or rental income potential.

Features:

Top Floor:

3 well-sized bedrooms

Full bathroom

Large living area with plenty of natural light

Ready for renovations – bring your vision and make it your own

Bottom Floor (Move-in Ready):

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	111m <sup>2</sup>
Land Size	117m <sup>2</sup>

