



**Tim & Caron Upton**  
065 930 1111  
teamupton@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref RL42270



R4,300,000

5 5 2

**Monthly Bond Repayment** R44,384.10

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,841.00 **Bond Costs** R55,380.00

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

**Monthly Rates** R1,600

### Cape Country Cottage – Holiday Inspired Investment with Income Potential

Welcome to Cape Country Cottage, a charming and character-filled property nestled in the heart of leafy Kenridge offering a unique opportunity to own an established income-generating haven. Formerly a well-loved guest house dating back to 1992, this beautifully maintained property now hosts long-term tenants in 4 fully furnished, self-contained flatlets.

#### Main Residence – Homestead Charm Meets Modern Comfort:

The main home invites you in through a warm reception area into a sunny lounge with gleaming original parquet flooring and a cosy fireplace – perfect for winter evenings. A versatile study or second bedroom adds to the flexibility of the space, while the generous kitchen offers a built-in glass-top stove, extractor, under-counter oven, walk-in storeroom and separate laundry area. There's plenty of space to gather around...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	5
Kitchens	5
Recep. Rooms	6
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	No
Dom. Accom.	1
Pool	No
Views	True

#### Sizes

Floor Size	200m <sup>2</sup>
Land Size	996m <sup>2</sup>

