



**Corrie Bothma**  
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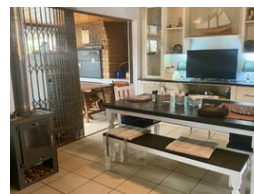
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL50594



### R3,495,000

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**Monthly Bond Repayment** R34,893.38

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R221,305.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R1,400 **Monthly Rates** R1,500

Scarcer than Hen's teeth! A rare find in Sonstraal Heights!

**\*EXCLUSIVE MANDATE\***

If you've been searching for that "just right" home, this one's rarer than hen's teeth and every bit as special! Located in a secure, pet-friendly estate in Sonstraal Heights, it's got all the charm, comfort, and convenience you've been waiting for.

The home greets you with a sunny lounge just off the entrance hall, the perfect spot for morning coffee or afternoon reading. The open-plan living and dining room is where everyone will gather, featuring a built-in TV unit and a cozy closed-combustion wood-burning stove for those chilly winter evenings.

The modern kitchen is designed to impress (and keep you cooking happily), fitted with granite countertops, a gas hob, undercounter oven, extractor fan, and a breakfast bar. A separate scullery/laundry keeps the clutter out of sight, so you can keep your...

### Features

|                     |     |                     |              |
|---------------------|-----|---------------------|--------------|
| <b>Pets Allowed</b> | Yes |                     |              |
| <b>Interior</b>     |     | <b>Exterior</b>     | <b>Sizes</b> |
| Bedrooms            | 3   | Garages             | Floor Size   |
| Bathrooms           | 2   | Carports / Parkings | Land Size    |
| Kitchens            | 1   | Security            |              |
| Recep. Rooms        | 3   | Pool                |              |
| Furnished           | No  | Views               |              |

