



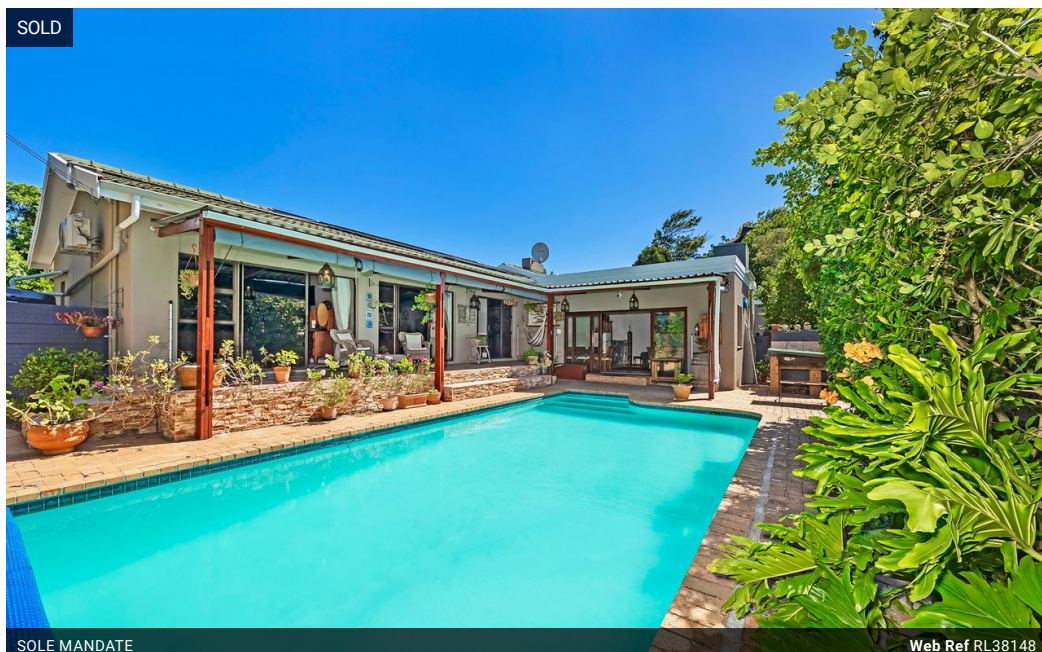
**Corrie Bothma**  
083 461 8303  
corrie.bothma@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550

SOLD



SOLE MANDATE

Web Ref RL38148



R5,200,000

6 3 4

**Monthly Bond Repayment** R53,673.80

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R429,807.00 **Bond Costs** R65,785.00

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

**Monthly Rates** R1,912

### Spacious Family Home with income-generating Flatlet in Sonstraal

Nestled in the highly sought-after Sonstraal neighborhood, this expansive family home offers an exceptional lifestyle in a prime location. Situated just a stone's throw from top schools, shopping centers, and major access routes, it is also within walking distance of the beloved Sonstraal Dam, an idyllic setting where families enjoy scenic walks, picnics, and quality time outdoors.

Beyond its desirable location, this home presents a unique investment opportunity, featuring a spacious, separate flatlet that generates an income of R12,000 per month, perfect for subsidising your bond repayment.

A Home Designed for Comfortable Family Living!

Step through the front door and experience a home that exudes warmth, character, and a welcoming ambiance. Thoughtfully designed with comfort in mind, the home boasts multiple entertainment...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	3
Kitchens	2
Recep. Rooms	5
Studies	2
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	344m <sup>2</sup>
Land Size	1,407m <sup>2</sup>

