

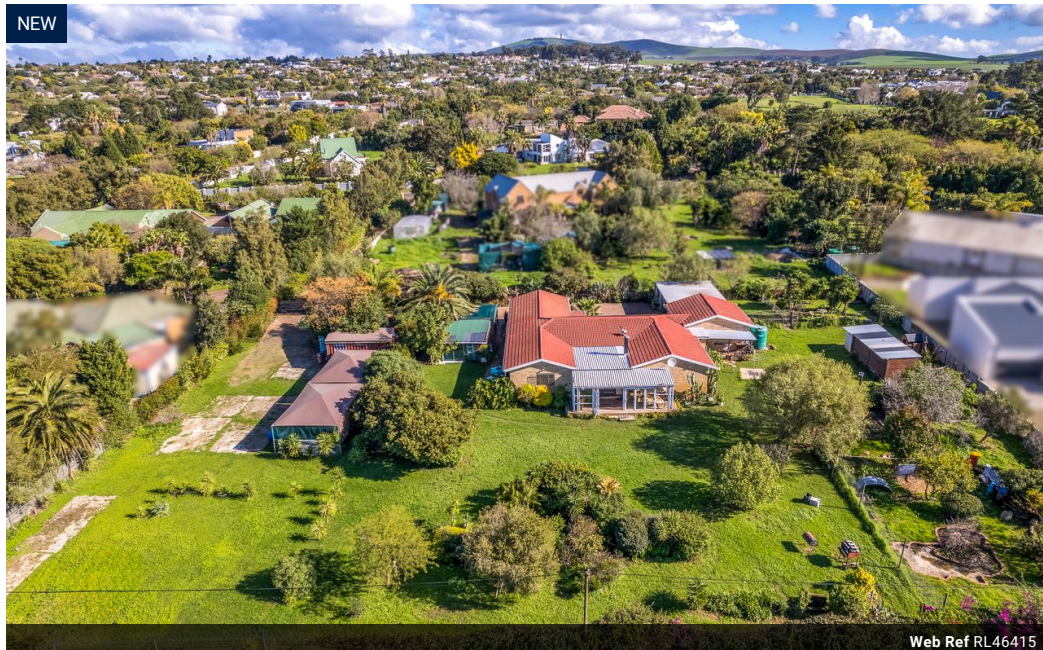


**Loraine Roux**  
082 331 0744  
loraine.roux@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



### R8,995,000

 4  3.5

**Monthly Bond Repayment** R91,319.84

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R864,664.00 **Bond Costs** R80,035.00

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

**Monthly Rates** R2,564

Versatile Facebrick Family Home in Vierlanden with Flatlet, Doggy Parlour & Business Potential

EXCLUSIVE MANDATE ( Please don't contact the seller , phone me directly if you have a buyer , commission negotiable)

 Vierlanden, Durbanville |  4 Bedrooms |  3.5 Bathrooms |  4000m² Erf |  Doggy Parlour |  Studio |  Flatlet |  Borehole & Tanks

Tucked away in the sought-after suburb of Vierlanden, this well-maintained facebrick property offers an extraordinary combination of family comfort, business versatility, and tranquil garden living. Set on a generous 4000m² erf, this home boasts space, light, and multiple income or work-from-home options.

 Main House Highlights:

- 4 Comfortable Bedrooms
- Main Bedroom with en-suite (shower, bath, basin, toilet), built-in cupboards, and private access to the garden.
- Bedrooms 2 & 3 with laminate floors, BICs, blinds, and shelving.
- A separate study with shelving and...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Carports / Parkings	8	Floor Size	283m²
Bathrooms	3.5	Security	Yes	Land Size	4,000m²
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				

