

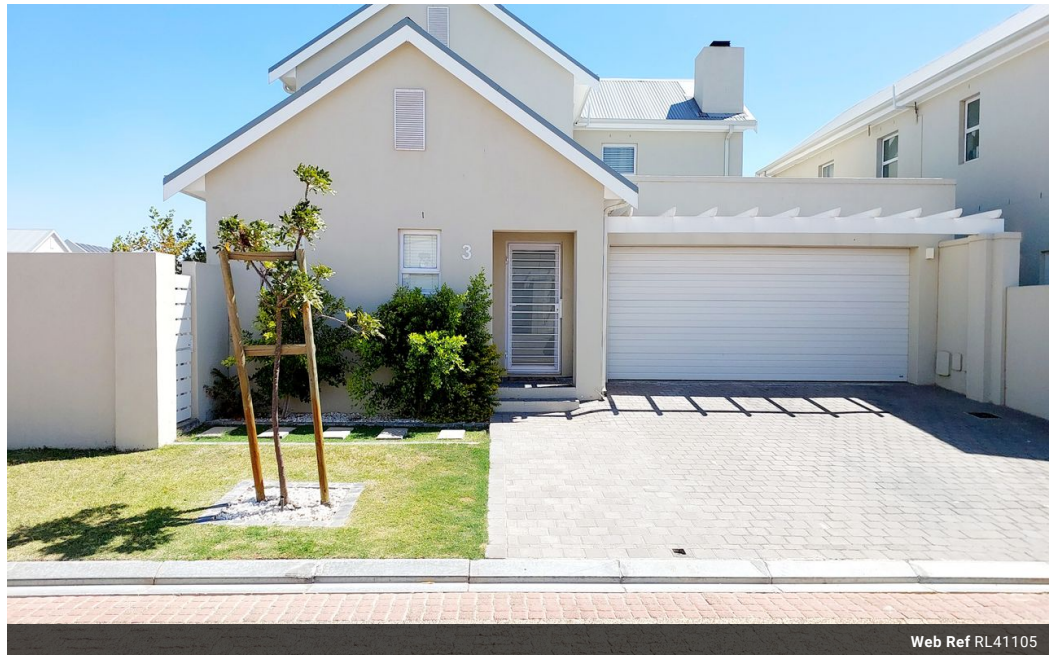


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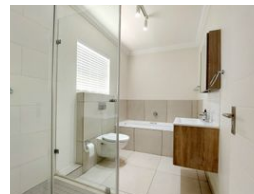
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL41105



R3,499,000

3 3 2

**Monthly Bond Repayment** R34,933.31

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R221,745.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R1,200 **Monthly Rates** R1,300

### Modern 3 Bedroom Home In Bonsai Estate

Discover Your Dream Home In Bonsai Estate

Welcome to this modern 3 bedroom home nestled in the sought-after Bonsai Estate in Langeberg Ridge. This charming residence offers a perfect blend of modern living and comfortable elegance, making it the ideal sanctuary for families and individuals alike.

Top Features Include:

- Gated Community With 24 Hour Security Access Control
- 3 Bedrooms
- 2 Bathrooms
- Automated Double Garage
- Custom Designed Bar
- High-End Air-Conditioners Throughout
- Modern Kitchen With Scullery & Pantry
- Upstairs Study-Nook
- Developer's Top-Pick (Plan F - Bonsai Estate)

The spacious open-plan living area is bathed in natural light, accentuated by large windows that create a seamless connection with the outdoors. The enclosed braai area with its lovely custom-designed bar is an extension of the spacious

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	180m <sup>2</sup>
Land Size	225m <sup>2</sup>

#### Extras

24 Hour Access Built In Braai Centre Island Air Conditioner Built in Wardrobes Double Storey  
Immaculate Condition Security Estate

