



**Werner Nysschen**  
083 357 4736  
werner.n@harcourts.co.za

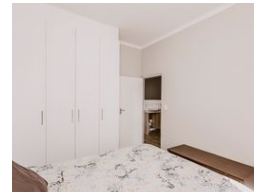
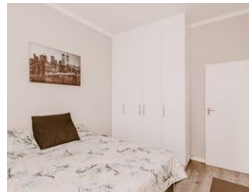
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL33507



### R1,150,000

2 1

**Monthly Bond Repayment** R11,870.17

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00

**Bond Costs** R25,220.00

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

**Monthly Levy** R1,300

**Monthly Rates** R1,300

The perfect lock-up-and-go apartment in secure estate.

Discover the perfect home or investment opportunity with this charming 2-bedroom apartment, ideal for first-time buyers and investors alike. Located on the second floor, it features a spacious layout with premium finishes, including vinyl flooring, quartz countertops, and stylish kitchen cabinets.

Enjoy peace of mind in this secure estate with 24-hour manned security, plus access to fantastic amenities like a clubhouse, swimming pool, braai areas, and a children's play zone. Conveniently located near shopping malls, schools, hospitals, and a golf course, it offers the ultimate lifestyle in a prime location.

Whether you're looking for a home or a high-demand rental, this is an opportunity you don't want to miss. Contact me today to learn more!

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	49m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				

