



**Loraine Roux**  
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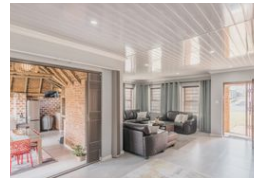
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL31443



R3,199,000

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**Monthly Bond Repayment** R32,477.17

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R184,269.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R1,000

pristine condition house with lots to offer

This stunning home is designed for both comfort and style, offering a seamless blend of indoor and outdoor living. The lounge features a cozy fireplace, and the open-plan kitchen is equipped with granite countertops, an eye-level oven, an electric stove, and an extractor fan, along with a water point ready for your fridge. Adjacent to the kitchen is a scullery with a double basin and two additional water points, providing direct access to the garage for added convenience.

The dining room flows effortlessly into a spacious lapa and braai room, perfect for entertaining. Sliding doors with trelli gates open up to create an indoor-outdoor experience, allowing easy access to the pool area. The lapa includes a bar with an electric points, ample cupboard space, and a basin, making it an ideal spot for gatherings.

The home offers...

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Garages	2
Bathrooms	2			Carports / Parkings	2
Kitchens	1			Security	No
Recep. Rooms	2			Pool	Yes
Furnished	No			Views	False
				Sizes	
				Floor Size	174m <sup>2</sup>
				Land Size	550m <sup>2</sup>

