



**Miencke Botha**  
068 136 0597  
tony.pa@harcourts.co.za



**Hennie van Achterbergh**  
0638092281



**Tony Smit**  
082 496 7482

tony.smit@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550

NEW



Web Ref RL50055



R3,050,000

3 2 2

**Monthly Bond Repayment** R30,450.59

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R168,020.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R1,090

3 Bedroom, 2 Bathroom Family Home in Rouxville

View this gem with us today!

This well-maintained family home offers 3 bedrooms and 2 bathrooms, including a main bedroom with air-conditioning and an en-suite bathroom. The home features a large kitchen, a comfortable lounge with air-conditioning, and a braai room, perfect for year-round entertaining.

Designed for easy living, the property's low-maintenance face brick exterior ensures lasting appeal. Outside, enjoy a spacious yard with plenty of potential, along with a double garage for secure parking and storage.

This property combines comfort, convenience, and value in a sought-after area – don't miss the chance to make it yours!

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	247m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	925m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		