



**Lizelle Koch**  
082 897 5098  
lizelle.koch@harcourts.co.za



**Sonja Quinn**  
071 081 3404

sonja.quinn@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550

NEW



SOLE MANDATE

Web Ref RL48018



**R2,999,000**

3 2.5 2

**Monthly Bond Repayment** R30,446.72

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R160,101.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R658 **Monthly Rates** R1,000

### 3 Bedroom House for Sale De Tijger Estate

Modern Duplex family home nestled in the heart of De Tijger Estate. The estate is equipped with security cameras, palisade fencing, and benefits from 24-hour security.

Upon entering you are welcomed by a modern open plan kitchen, dining room with build-in braai and lounge area that makes it easy for everyday living or entertaining. The lounge has a sliding walking out to the garden and Splash pool. Perfect for the warm summer days.

Spacious Double Garage with direct access to the house and a waterpoint with a basin that can be used as laundry area. There is a guest toilet under the stairs for the comfort of guest visiting.

Upstairs you will find Three Bedrooms with vinyl flooring and Build-in Cupboards. The 3rd bedroom has an en-suite and the main bedroom with a spacious full en-suite bathroom and walk-in cupboard. Family...

### Features

Pets Allowed		Yes		
Interior			Exterior	
Bedrooms	3		Garages	2
Bathrooms	2.5		Carports / Parkings	2
Kitchens	1		Security	Yes
Recep. Rooms	2		Pool	Yes
Studies	1		Views	False
Furnished	No			
			Sizes	
			Floor Size	232m <sup>2</sup>
			Land Size	283m <sup>2</sup>

