



**Kyle Koopman**  
0834302630  
kyle.koopman@harcourts.co.za



**Daniel Nam**  
0834302630

daniel.nam@harcourts.co.za

Contact Harcourts Dunn

021 8212237

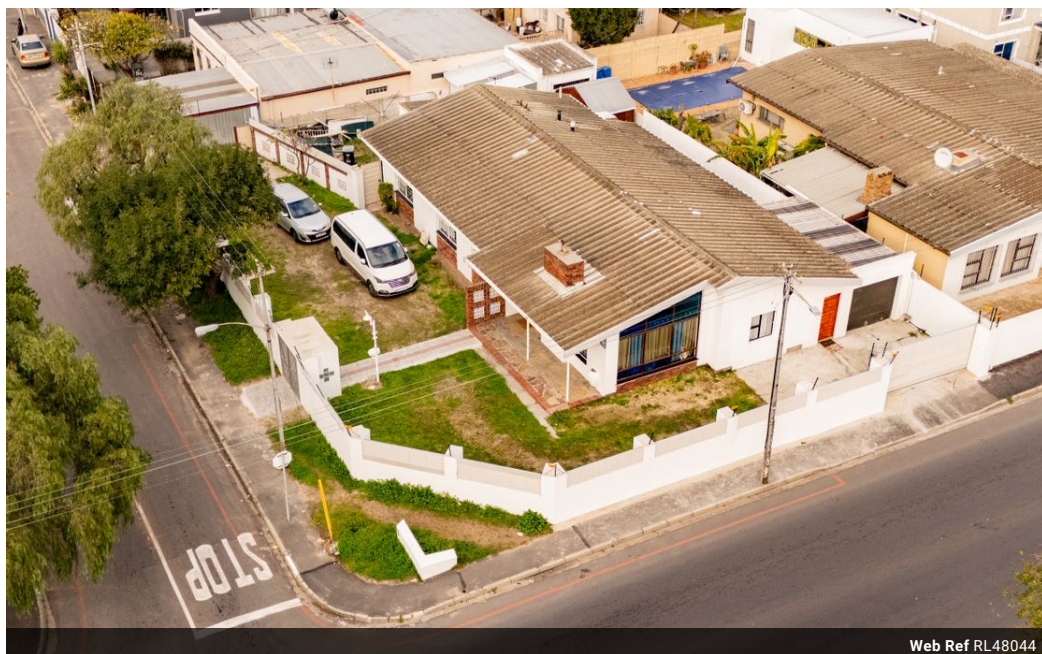
134 Edward Road  
Belville  
CapeTown  
7550

## Make an Offer

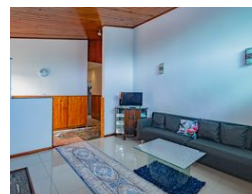
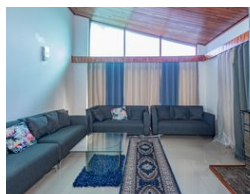
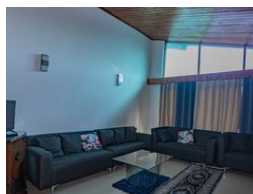
Market value  
**AUCTION**

Offers from  
**R1,400,000**

Offers for this listing must be made in R100,000 increments



Web Ref RL48044



## AUCTION

Monthly Rates R939

7 4 1

### Investor Opportunity: High Cash Flow 7–9 Bedroom Guesthouse Property

Harcourts Certified & Transparent Non-Distressed Auction Platform! Live Modern Auction  
Bidding to start from R1 400 000 upwards!

Auction date: 4 September 2025, unless sold prior!

Pre-auction standard offers are welcome. To stop the auction, you can submit a loan or cash offer at any time before the auction.  
The Seller has chosen to use Harcourts Auctions' Non-Distressed Auction Platform for Serious Sellers.

This recently renovated 7-bedroom, 4.5-bathroom property offers a proven income model with strong short- and long-term rental potential. Currently operating as a guesthouse, the property is cash flow positive, with additional space for further income expansion.

Operated as a guesthouse with rooms rented at R400 per night  
Wendy house tenant currently pays R2,500/month (month-to-month lease)  
Potential to convert two...

### Features

#### Interior

Bedrooms	7
Bathrooms	4
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	5
Security	Yes
Dom. Accom.	5
Pool	No
Views	False

#### Sizes

Floor Size	266m <sup>2</sup>
Land Size	712m <sup>2</sup>

