



**Schenko Viljoen**  
071 265 9866  
schenko.viljoen@harcourts.co.za



**Tony Smit**  
082 496 7482

tony.smit@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL41770



R1,670,000

3 1

**Monthly Bond Repayment** R16,954.32

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R53,239.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R716

### Charming Home for a Small Family with Great Features

This delightful property is perfect for a small family seeking comfort, security, and a modern lifestyle. Offering a cozy yet functional layout, it features an open-plan kitchen and living area with a charming breakfast nook—ideal for family gatherings and relaxed mornings.

The home includes a spacious braai room, perfect for entertaining, and a refreshing splash pool to enjoy on warm days. For added convenience, there's a laundry room with built-in cupboards, offering both practicality and extra storage.

Security is a top priority with excellent measures in place, ensuring peace of mind for you and your loved ones. The home's thoughtful design and layout make it both cozy and functional, with all the space you need for a growing family.

Don't miss out on this perfect blend of comfort, style, and security—make it your home...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	3
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	90m²
Land Size	286m²

#### Extras

Air Conditioner Carport

