



**Tim & Caron Upton**  
065 930 1111  
teamupton@harcourts.co.za

Contact Harcourts Dunn

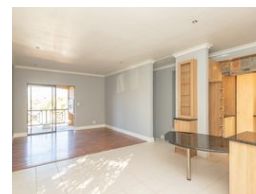
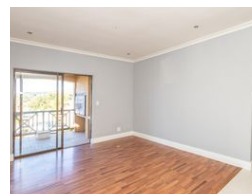
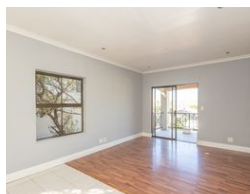
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550

UNDER OFFER



Web Ref RL42316



R2,999,000

4 3 2

**Monthly Bond Repayment** R30,955.33

Calculated over 20 years at 11% 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** R450 **Monthly Rates** R1,377.8

### Charming 3 Bedroom Duplex in Sought After Barlinka Estate

Nestled in the heart of the ever-popular Barlinka Estate, this inviting 3 bedroom duplex offers comfortable living in the scenic surrounds of Van Riebeeckshof.

Step into a light-filled, open-plan lounge and dining area where large windows and sliding doors frame picturesque valley views and invite natural light to pour in. The flow to the undercover braai patio makes entertaining a breeze.

The stylish granite kitchen is fitted with a built-in stove and undercounter oven, and the separate scullery is plumbed for two appliances—offering both practicality and convenience.

Upstairs you'll find 3 well-sized bedrooms with built-in cupboards and 2 neat bathrooms. The main bedroom enjoys direct access to a private patio—perfect for morning coffee with a view.

Additional features include a versatile staff or teenage room with built-in...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Land Size	304m²
Bathrooms	3	Carports / Parkings	2		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		

