



**Tony Smit**  
082 496 7482  
tony.smit@harcourts.co.za



**Adanté Smidt**  
083 285 5775

dunn.pa@harcourts.co.za



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

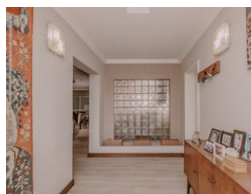
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL34979



R5,500,000

4 3 4

**Monthly Bond Repayment** R56,770.36

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R462,807.00 **Bond Costs** R65,785.00

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

**Monthly Rates** R1,834

### Beautiful and Versatile Family Home for Sale

#### Exquisite Family Home with Endless Features and Unparalleled Versatility

This stunning family home is more than just a property—it's a lifestyle. Thoughtfully designed to cater to modern family living and entertaining, it offers a unique combination of elegance, practicality, and security. Every feature has been carefully considered to ensure comfort, convenience, and enjoyment for its owners.

#### Property Highlights

##### Spacious Bedrooms for the Whole Family

- 4 Generously Sized Bedrooms: These light-filled rooms are perfect for families of all sizes, offering enough space for everyone to relax and unwind.

##### Dedicated Home Office

- A private and quiet workspace, perfect for remote work or managing household affairs without interruptions.

##### Luxurious Bathrooms

- 3 Modern Bathrooms: Each bathroom boasts sleek, contemporary finishes...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	520m <sup>2</sup>
Land Size	1,370m <sup>2</sup>