



**Donnavan Smit**  
076 299 8944  
donnavan.smit@harcourts.co.za



**Mikael De Beer**  
064 687 1825

mikael.debeer@harcourts.co.za



**Derner Smit**  
067 289 9129

derner.smit@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



**R2,695,000**

4 3 2

**Monthly Bond Repayment** R27,817.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R133,487.00 **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R794

Beautiful spacious 4 bedroom developers dream

Introducing a charming 4 bedroom house for sale in the sought-after neighborhood of old Belhar, Cape Town. This lovely property presents a rare opportunity for those seeking a comfortable and spacious family home or a developer looking for extra financial freedom. The interior of the house boasts a warm and inviting atmosphere, with tiled floors throughout adding a touch of elegance to the living spaces. Perfect for pet owners, this property allows for pets, making it an ideal haven for furry friends to roam freely.

Step outside and discover a delightful oasis awaiting you. The exterior features of this property include a sparkling pool, offering a perfect retreat for relaxation and entertainment during warm summer days. The exterior walls are partly fenced, providing a sense of security and privacy, while the tiled roof adds...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	3
Security	No
Pool	Yes
Views	False

#### Sizes

Floor Size	350m <sup>2</sup>
Land Size	500m <sup>2</sup>

