

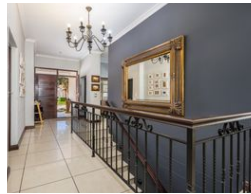


**Loraine Roux**  
082 331 0744  
loraine.roux@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



### R4,199,000

4 2 2

**Monthly Bond Repayment** R43,341.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R305,564.00 **Bond Costs** R53,495.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R806 **Monthly Rates** R1,915

Prime location and value in the middle of Durbanville

JOINT MANDATE

(Please refrain from contacting the seller directly; reach out to me if you have a buyer. Commission is negotiable.)

A Charming Family Home in a Prestigious, Secure Estate

Nestled in a sought-after, secure estate, this family home seamlessly blends comfort, luxury, and style. With spacious interiors and elegant finishes throughout, it's the ideal retreat for a growing family or professionals seeking a serene home office space.

Key Features:

Inviting Entrance

Step through double front doors into a space that immediately reveals the breathtaking beauty of this home.

Bedrooms

2 Spacious Bedrooms: Both bedrooms feature soft carpets, built-in cupboards, and contemporary downlighters, ensuring comfort

## Features

### Interior

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

### Exterior

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

### Sizes

Floor Size	246m <sup>2</sup>
Land Size	310m <sup>2</sup>