



**Adanté Smidt**  
083 285 5775  
dunn.pa@harcourts.co.za



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



**Tony Smit**  
082 496 7482

tony.smit@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550

NEW



Web Ref RL42127



**R2,995,000**

3 2 2

**Monthly Bond Repayment** R30,914.04

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,661.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R760

### Modern 3-Bedroom House For Sale in Sought-After Villa Palazzo

Nestled within the meticulously maintained and secure Villa Palazzo complex, this stylish townhouse delivers a blend of comfort and convenience, featuring a thoughtful layout for effortless living.

Key highlights of the property include:

- 3 Bedrooms, each equipped with built-in wardrobes
- A main bedroom boasting an en-suite bathroom for enhanced privacy
- A complete family bathroom with both a bath and a shower
- An open-plan living area that seamlessly connects to a well-equipped kitchen with two waterpoints
- Direct access from the double garage into the home, ensuring security and convenience
- A braai room, perfect for entertaining throughout the year
- Sliding doors that lead to a private backyard, an ideal space for children or pets to enjoy

This residence is an excellent choice for first-time buyers, small families,...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	148m <sup>2</sup>
Bathrooms	2			Land Size	329m <sup>2</sup>
Kitchens	1				
Recep. Rooms	1				
Furnished	No				
Exterior					
Garages	2				
Carports / Parkings	2				
Security	Yes				
Pool	No				
Views	True				