



Greyam Moorcroft
084 484 9222
greyam.m@harcourts.co.za



Venessa Lotter
082 771 9894

venessa.lotter@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road
Belville
CapeTown
7550



SOLE MANDATE

Web Ref RL39607



R2,999,000

3 2 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 Rates R999

3 Bedroom family home for sale!

3 Bedroom home nestled on a tranquil street in Langeberg Heights

This modern residence boasts three well-sized bedrooms, each equipped with built-in cupboards.

The property includes two bathrooms: a master en-suite featuring a shower and a family bathroom complete with both a shower and a bath.

The kitchen offers an abundance of cupboard space and is fitted with a gas stove and electric oven, complemented by a separate scullery for added convenience.

The open-plan living and dining area flows seamlessly into an enclosed braai area, complete with a built-in braai, perfect for entertaining. Step outside from the braai area onto an equally sized patio that overlooks the garden.

A double garage with automated doors provides direct access to the home, enhancing both convenience and security.

The property is equipped with...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Security	No
Pool	No
Views	False

Sizes

Floor Size	158m ²
Land Size	500m ²

Extras

Alarm System Built In Braai Built in Wardrobes Burglar Bars Patio En Suite Fibre Freestanding Garden Laminated Floors Residential

