

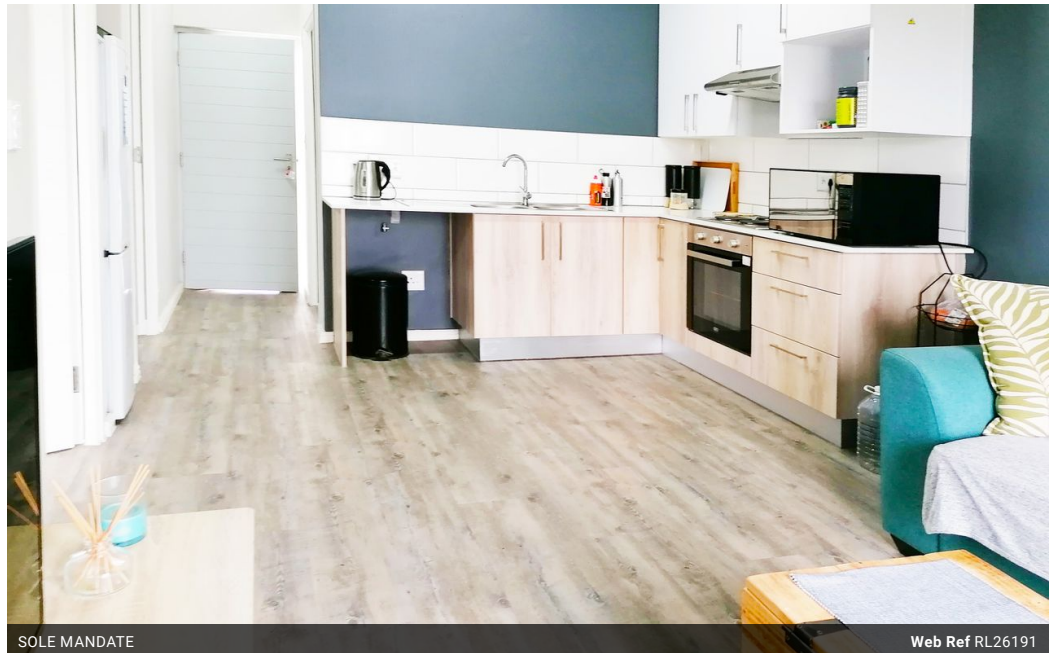


**Werner Nysschen**  
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Contact Harcourts Dunn

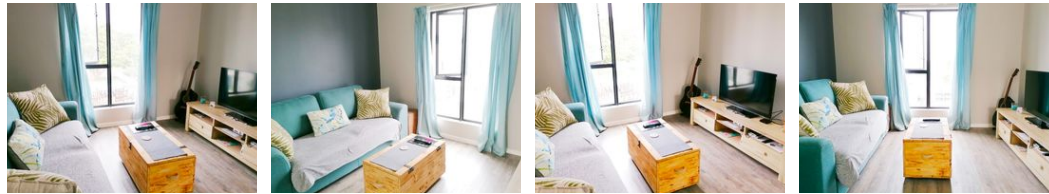
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref RL26191



### R1,185,000

**Monthly Bond Repayment** R12,231.43  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00    **Bond Costs** R25,220.00

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

**Monthly Levy** R1,300

2    1

Enjoy estate living in the perfect lock-up-and go!

Discover the perfect blend of comfort and convenience in this delightful 2-bedroom apartment, ideal for investors, first-time buyers, or those looking to downsize. Located on the second floor, it features a spacious layout with vinyl flooring, elegant quartz countertops, and modern kitchen cabinetry. Enjoy the security of a gated estate with 24-hour manned surveillance. The community offers fantastic amenities including a clubhouse, entertainment areas, lush gardens, and a sparkling swimming pool with braai spots. Families will appreciate the secure kids' play area and convenient drop-and-collect laundry service. Centrally positioned near shopping, schools, hospitals, and a golf course, this apartment delivers top-notch lifestyle living. Seize this opportunity—contact me today!

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	49m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	No				

