



**Lisl Brink**  
072 634 3820  
lisl.brink@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref RL41678



### R1,980,000

3 2

**Monthly Bond Repayment** R20,437.33

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R74,006.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R767

A unique combination of space, comfort, and potential.

This property offers a unique combination of space, comfort, and potential. Nestled on a generously sized corner plot, it boasts a main house with 3 bedrooms, a living area as well as a braai room.

The standout feature of this property is the separate 3-bedroom cottage, ideal for guests, a home office, or rental income. With its own entrance and privacy, the cottage provides flexibility for various needs.

Outside, you'll find plenty of parking space, for guests or multiple vehicles. The expansive garden offers ample space for kids to play or for outdoor entertaining.

### Features

|                     |     |                     |       |              |                   |
|---------------------|-----|---------------------|-------|--------------|-------------------|
| <b>Pets Allowed</b> | Yes |                     |       |              |                   |
| <b>Interior</b>     |     | <b>Exterior</b>     |       | <b>Sizes</b> |                   |
| Bedrooms            | 3   | Carports / Parkings | 5     | Floor Size   | 160m <sup>2</sup> |
| Bathrooms           | 2   | Security            | Yes   | Land Size    | 824m <sup>2</sup> |
| Kitchens            | 1   | Pool                | No    |              |                   |
| Recep. Rooms        | 2   | Views               | False |              |                   |
| Furnished           | No  |                     |       |              |                   |

