



**Carlou Brand**  
082 338 5490  
carlou.brand@everitt.co.za

Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530

UNDER OFFER



SOLE MANDATE

Web Ref CNRS-7449



R3,250,000

**Monthly Bond Repayment** R33,546.12

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00

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

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### LOCATION LOCATION LOCATION

In the heart of Stellenberg you will find this gem of a property! Small enough to expand and create your own design, yet big enough to accommodate a family who needs to be close to schools. The location opposite a park makes this the ideal place to be. It provides you the feeling of open and unobstructed views of the nearby park where children can enjoy themselves.

The property is neat and well taken care of, beautifully renovated and ready to move in. The warm and cosy feel of the living areas makes it the perfect winter spot with its' large windows letting in sun and a fireplace for those cold winter evenings. The living area consists of a lounge and a dining room. The dining area leads to the neat and modern kitchen. The outside covered patio, the lush garden and the outside pergola make this the perfect...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	199m²
Bathrooms	1.5	Carports / Parkings	2	Land Size	940m²
Recep. Rooms	2	Security	Yes		
Furnished	No	Pool	No		
		Views	No		

