



**Gene van der Berg**  
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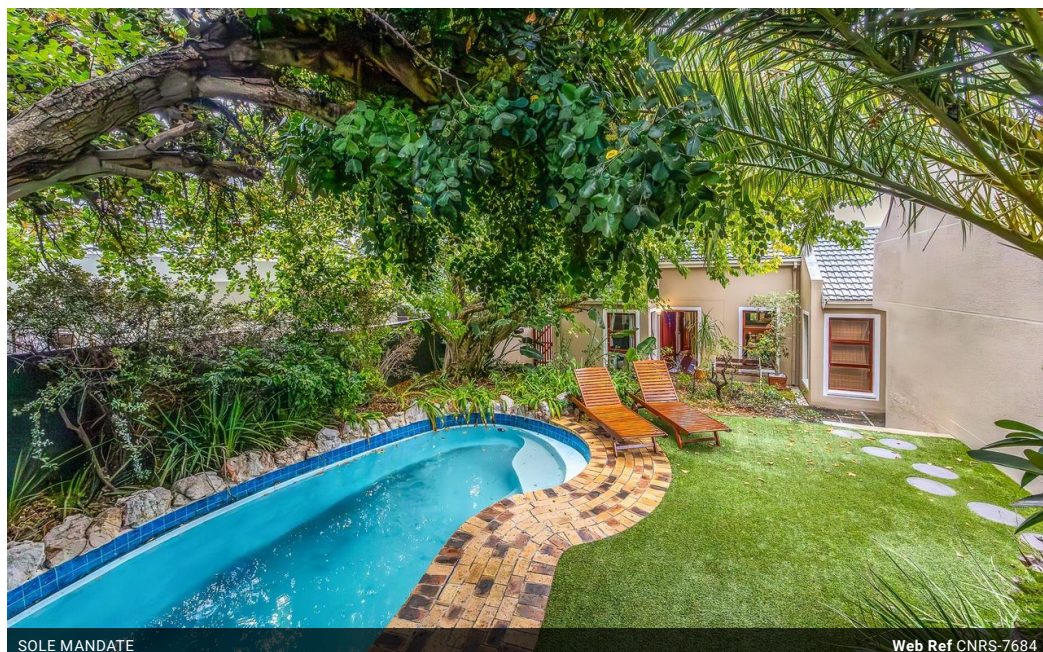


**Paige Ward**  
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Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



SOLE MANDATE

Web Ref CNRS-7684



**R7,495,000**

4 3 2

**Monthly Bond Repayment** R77,362.52  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R693,678.00 **Bond Costs** R75,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,791 **Monthly Rates** R2,834

## FANTASTIC 4 BEDROOM HOME IN POPULAR WELGEDACHT ESTATE

### SOLE MANDATE

A charming single-level home, perfectly situated in Welgedacht Estate on a quiet street, one house away from a park and green belt. It was designed to optimize flow and make entertaining seamless with a huge braai room, interleading to three reception areas that in turn connect with the open plan kitchen. Stacking doors leading outside.

The leafy garden is pretty, private, and well-established with a swimming pool.

There are four bedrooms with the main bedroom and the guest bedroom both en-suite. The additional 2 bedrooms share a full bathroom. In addition, there is an automated double garage and off-street parking for 3 cars.

Call to make an appointment to view this delightful property.

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	3			Carports / Parkings	2
Recep. Rooms	2			Security	No
Furnished	No			Pool	Yes
				Views	No
				Sizes	
				Land Size	579m <sup>2</sup>