



**Gene van der Berg**  
082 975 2869  
gene@everitt.co.za



**Paige Ward**  
082 901 7045  
paige@everitt.co.za

Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



Web Ref CNRS-7568



**R11,000,000**

**Monthly Bond Repayment** R113,540.72

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,096,827.00 **Bond Costs** R89,535.00

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

 11  8

## BEAUTIFULLY MAINTAINED HOME

Situated in Proteaville this gracious, beautifully maintained home is surrounded by a private, lush, well-established garden. It boasts high ceilings with exposed trusses and ample natural light. Reception rooms have ambassadorial proportions. Beautifully designed with great flow the reception rooms interconnect with the large open plan kitchen. There is a scullery and a separate laundry. The living room opens out with doors onto the well-established garden leading to a covered braai area overlooking the swimming pool. Ample space for parking. A large family needing dual living would find this home very appealing. There are currently 11 bedrooms either ensuite or with no more than 2 bedrooms sharing a bathroom. Given the configuration of this home there is a portion of the home that lends itself...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	11	Security	Yes	Floor Size	583m <sup>2</sup>
Bathrooms	8	Dom. Accom.	1	Land Size	3,888m <sup>2</sup>
Recep. Rooms	4	Pool	Yes		
Furnished	No	Views	No		