

# Seeff



**Paul Sale**  
082 959 6783  
paul.s@seeff.com



**Natalie Ridl**  
082 307 2337  
natalie.ridl@seeff.com

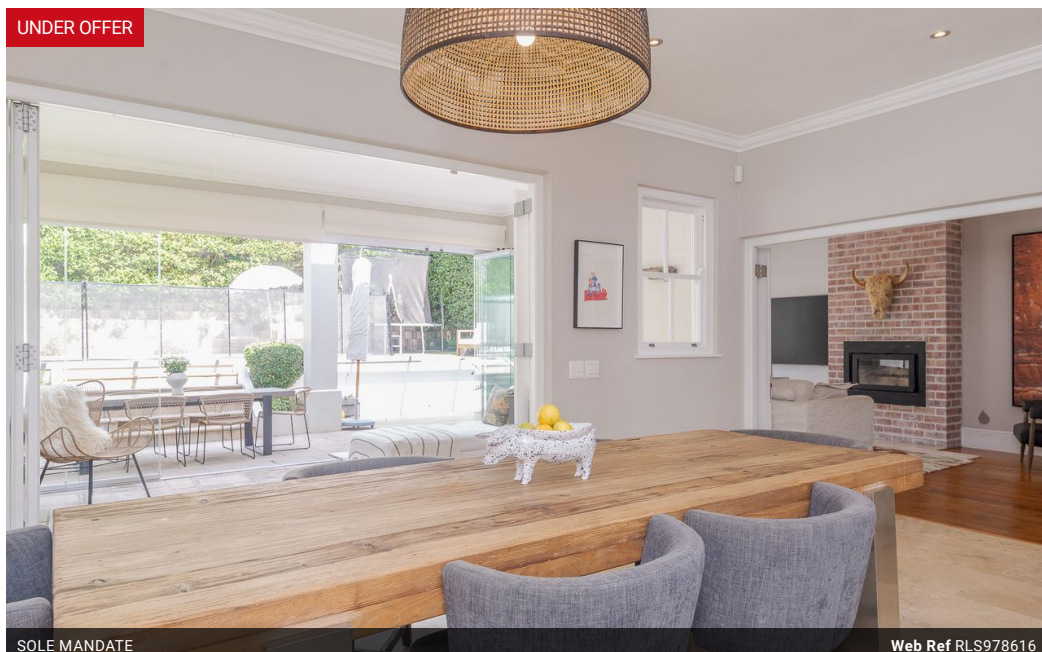
Contact The Uppers - Cavendish

021 6830731

16 Cavendish Street  
Claremont  
7708

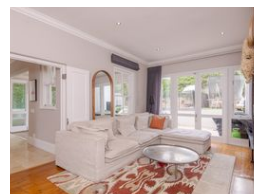
4 Bedroom House For Sale in Claremont Upper

UNDER OFFER



SOLE MANDATE

Web Ref RLS978616



**R12,950,000**

**Monthly Bond Repayment** R131,472.15

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,322,252.00 **Bond Costs** R99,035.00

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

**Monthly Rates** R4,393

4 3.5 2

Exclusive family home in Hen & Chicken, Claremont Upper

SOLE MANDATE

Welcome to this beautiful family home nestled in the heart of Claremont Upper's highly sought-after Hen & Chicken Estate. The home offers the perfect balance of luxury, comfort, and security, with every detail thoughtfully designed to enhance modern family living.

#### THE PERFECT LOCATION

Situated in one of the most desirable pockets of the Southern Suburbs, this home enjoys a prime central location with a strong sense of community. With easy access to top-tier schools, shopping hubs, and recreational facilities, it is the ideal sanctuary for families seeking convenience without compromise.

This Claremont Upper gem seamlessly blends modern convenience with timeless elegance. With its superior security, premium finishes, and unbeatable location, this home is an exceptional opportunity for discerning buyers.

PROPERTY...

## Features

**Pets Allowed** Yes

#### Interior

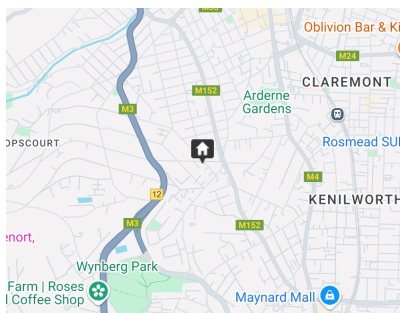
Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	288m <sup>2</sup>
Land Size	495m <sup>2</sup>



<https://southernsuburbs.seeff.com>