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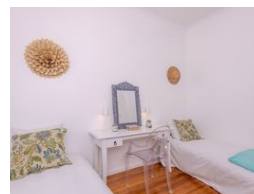
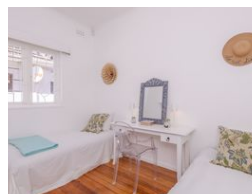
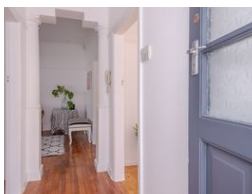
Cnr Belvedere & Keurboom Rd  
F11 Belvedere Rd  
Claremont  
Cape Town  
7708

UNDER OFFER



SOLE MANDATE

Web Ref RLS976148



**R3,850,000**

**Monthly Bond Repayment** R39,739.25  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R284,968.00    **Bond Costs** R58,905.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,300



An opportunity not to be missed!

Sole Mandate.

This 3 bedroom semi detached sunny and light home is situated in Lynfrae and offers a separate fully functional self contained flatlet with it's own entrance and which can be used for incoming generating purposes, a work from home option, a teen pad or for extended family with so many more options.

The main house with oregon pine flooring throughout has 3 bedrooms and two bathrooms. The main bedroom has an en suite bathroom with a shower as well as a study/dressing table alcove and a sliding door leading out to the front of the house.

The lounge/dining room and kitchen are all open plan and the kitchen has granite tops and is plumbed for a dishwasher and washing machine. The family bathroom is tiled with a bath. Sliding doors lead out from the diningroom to a private patio with mountain views and a small...

## Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 4  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 2  
Furnished No

**Exterior**  
Carports / Parkings 3  
Security Yes  
Pool No  
Views False

**Sizes**  
Floor Size 124m<sup>2</sup>  
Land Size 298m<sup>2</sup>

