

# Seeff



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16 Cavendish Street  
Claremont  
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3 Bedroom House For Sale in Newlands



SOLE MANDATE

Web Ref RLS982251



R9,450,000

3 2.5 1

**Monthly Bond Repayment** R95,939.14

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R920,176.00 **Bond Costs** R84,785.00

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

**Monthly Rates** R2,800

Sunny, North-Facing Family Home in Prime School Pocket

Exclusive Sole Mandate

Located opposite SACS and close to Dean Street Arcade, this home is not to be missed. Nestled in the vibrant heart of Newlands, this north-facing gem is a rare find, just a short stroll to SACS and the Southern Suburbs' most sought-after schools.

Step inside to a bright, open-plan lounge and dining area featuring a cozy gas fireplace, elegant acoustic wood paneling, and sliding doors that open onto your private outdoor oasis. Designed for easy living, the home offers 3 bedrooms plus a study (or a small 4th bedroom), including a sunny and bright main suite with ensuite bathroom and balcony, plus a sunroom, guest bathroom, and family bathroom.

Outside, unwind on the wooden deck overlooking a beautifully landscaped garden with a fire pit, swimming pool, ambient lighting, and a stylish pergola, perfect for...

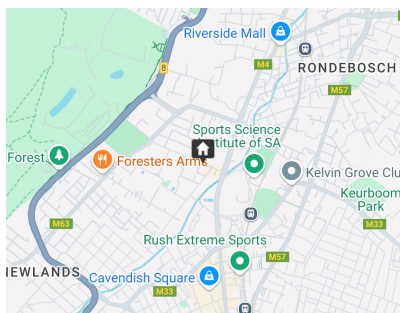
## Features

**Pets Allowed** Yes

Interior	
Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	1
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

Sizes	
Floor Size	210m <sup>2</sup>
Land Size	464m <sup>2</sup>



<https://southernsuburbs.seeff.com>