



**George Clelland**  
072 070 2576  
george.c@seeff.com

Contact Woodstock

021 2023335

Shop 8, 12 Victoria Rd  
Woodstock  
Cape Town  
7925

3 Bedroom House For Sale in Sybrand Park

UNDER OFFER



SOLE MANDATE

Web Ref RLS987666



**R2,575,000**

3 1 1

**Monthly Bond Repayment** R25,708.28

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R121,861.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R1,200

3 bedroom house in Sybrand Park

On a sole mandate!

Home Features and Highlights:

This lovely 560m² freestanding home in the heart of Sybrand Park has a lot of charm and functional features. It boasts classic details like wooden floors and high ceilings that give it a spacious and timeless feel.

Here's a breakdown of what the home offers:

- **Bedrooms & Bathroom:** The house has two double bedrooms, a single bedroom that can also be used as a study, and one bathroom.
- **Living and Dining:** The spacious lounge has sliding doors that open up to a braai (barbecue) area, creating a perfect flow for entertaining. A large fitted kitchen and dining area are also part of the home's living spaces.
- **Outdoor Amenities:** You'll find a gated pool area, a well-established front garden, and the braai area.
- **Parking & Security:** Parking is not an issue, with a single garage that...

## Features

**Pets Allowed** Yes

### Interior

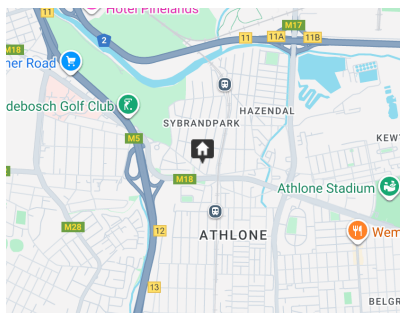
Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	1
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	False

### Sizes

Land Size	535m²
-----------	-------



<https://southernsuburbs.seeff.com>