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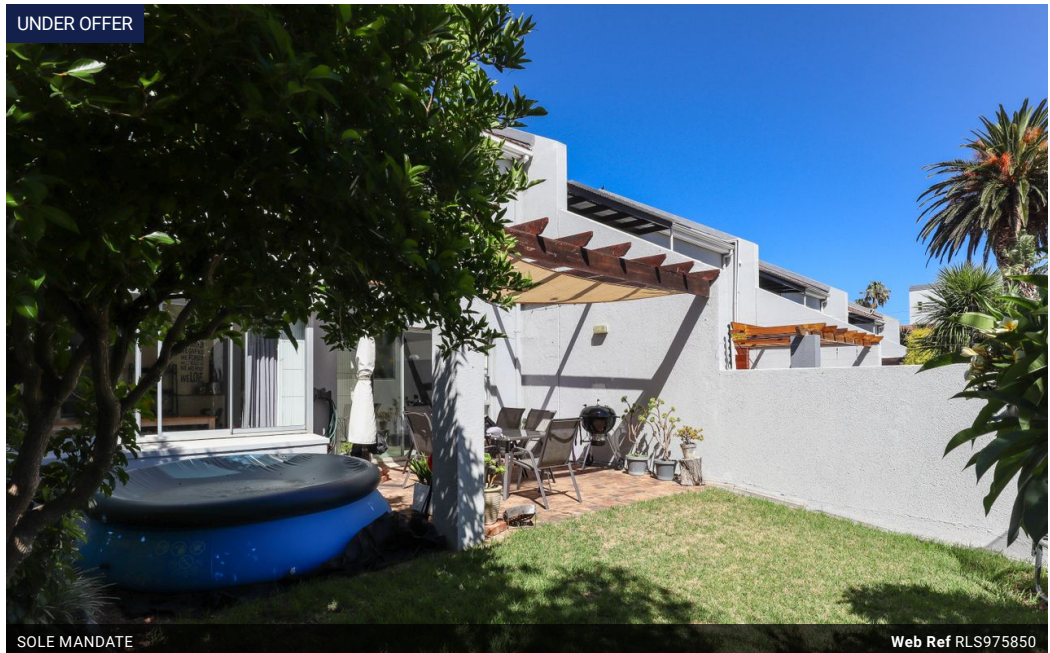
bryan.ginsburg@seeff.com

Contact Sea Point

021 4349175

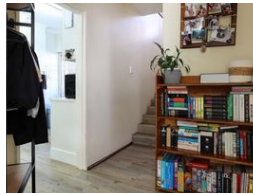
Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005

UNDER OFFER



SOLE MANDATE

Web Ref RLS975850



### R6,950,000

3 2.5

**Monthly Bond Repayment** R71,737.09

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R628,266.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R5,500 **Monthly Rates** R3,100

### Estate Living along the Sea Point/Fresnaye border

Duplex Townhouse Living in Sought-After Location

This townhouse offers the full package. 3 bedroom suites on upper level (with main bedroom en-suite leading onto patio). The lower level offers both functionality and ease of living. Entertainment areas lead onto a substantial private garden. Direct access parking bay for one vehicle adjacent to the main entrance of townhouse. Guest cloakroom on lower level completes this perfect lock-up and go family townhouse.

- Short-term rentals permitted by BC approval
- Pets permitted by BC approval

Bonus: off-street visitors parking bays

\* Exclusive Sole Mandate

### Features

Pets Allowed		Exterior		Sizes	
Yes		Carports / Parkings	1	Floor Size	138m <sup>2</sup>
<b>Interior</b>		Security	Yes		
Bedrooms	3	Pool	No		
Bathrooms	2.5	Views	True		
Kitchens	1				
Recep. Rooms	2				
Furnished	No				

