



**Alan Screen**  
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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001

FEATURED



Web Ref 4588293



**R4,249,000**

3 2 1

**Monthly Bond Repayment** R43,857.68  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R313,231.00 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,593.0 **Monthly Rates** R1,920.4

### Three Bedroom Townhouse In A Prime Location

THIS IS WHAT YOU HAVE BEEN LOOKING FOR

Perched high on Bellevue Street, on the border of Gardens and Higgovale, this magnificent apartment offers a perfect blend of space, style, and convenience. Well maintained, this sleek residence features three spacious bedrooms, two bathrooms, and a versatile office that can easily double as a fourth bedroom. The separate kitchen flows effortlessly into a generous lounge area, which opens onto a private patio—ideal for entertaining or unwinding after a long day.

Enjoy the ease of a secure garage with direct access, providing both convenience and peace of mind. Located just moments from Kloof Street's vibrant cafés and top-rated restaurants, and only a short drive to Camps Bay's stunning beaches and buzzing nightlife, this is city living at its finest.

Don't miss out on this exceptional...

### Features

**Pets Allowed** Yes

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

**Exterior**  
Garages 1  
Security No  
Pool No  
Views False

**Sizes**  
Floor Size 125m<sup>2</sup>

