



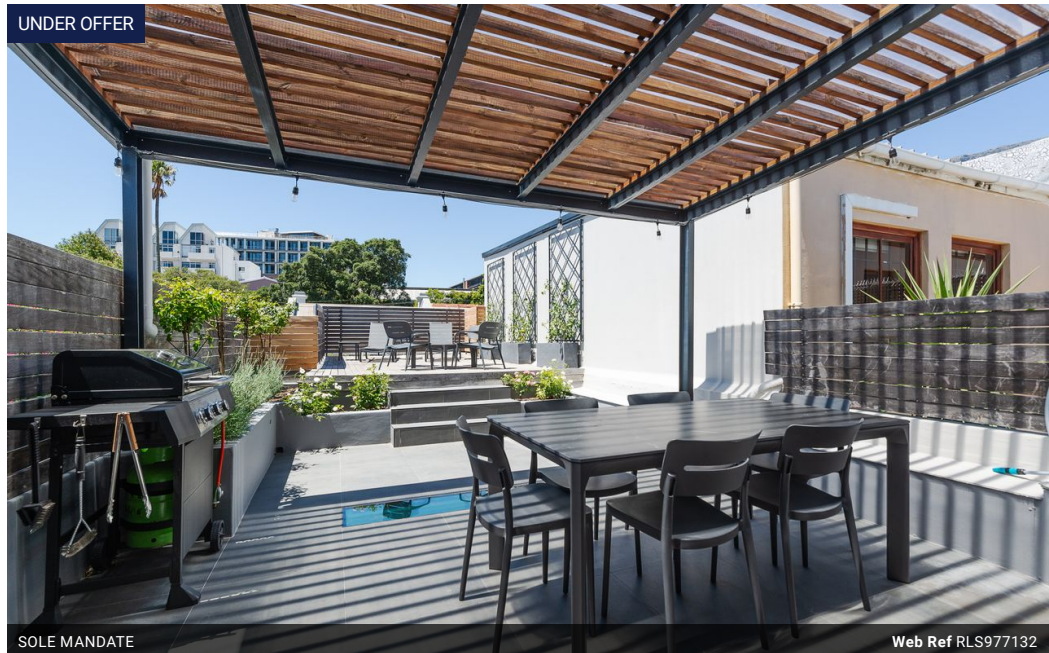
**Alan Screen**  
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Contact City Bowl &  
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Unit 64, Palmhof Centre, 24 Union St,  
Gardens, Cape Town, 8001

UNDER OFFER



SOLE MANDATE

Web Ref RLS977132



### R4,750,000

2 2 2

**Monthly Bond Repayment** R48,223.38

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R372,677.00 **Bond Costs** R59,150.00

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

**Monthly Rates** R1,528

### Your Dream Home With Unmatched Views

STYLISH, SECURE & DESIGNED FOR ELEVATED LIVING

Nestled in a central location, this beautifully renovated home blends modern comfort with breathtaking style. The thoughtfully designed layout offers a spacious en-suite bedroom downstairs, an open-plan kitchen and dining area with a cozy fireplace, and a convenient outdoor space for a washing line. Upstairs, a second en-suite bedroom provides a private retreat, but the true highlight is the expansive deck—where panoramic views of the city, Table Mountain, Lion's Head, and Signal Hill create a stunning backdrop for everyday life. Complete with a double garage and top-tier security, this home is a rare find for those seeking both style and serenity.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Garages	2	Floor Size	127m²
Bathrooms	2	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	True		
Furnished	No				