



**Suzy Davies**  
072 902 1604  
suzy.davies@seeff.com

Contact City Bowl &  
Tamboerskloof

021 4239146

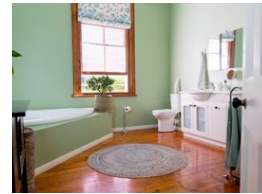
Unit 64, Palmhof Centre, 24 Union St,  
Gardens, Cape Town, 8001

FEATURED



SOLE MANDATE

Web Ref RLS980841



**R8,700,000**

 2  2  1

**Monthly Bond Repayment** R88,324.92

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R832,214.00 **Bond Costs** R80,035.00

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

**Monthly Rates** R4,805

### Colourful Edwardian In Mint Condition

#### A HOME TO CHERISH

Situated on Upper Bellevue Street, this delightful home blends timeless charm with modern comfort. Featuring warm wooden floors and high pressed ceilings, the home welcomes you with a front balcony overlooking a lush garden and Bellevue Street beyond.

A central passage guides you through the heart of the house to a secluded, tree-filled courtyard — a peaceful, private sanctuary bursting with colour.

The home offers two spacious bedrooms with built-in cupboards, a main bathroom complete with a generous corner bath and shower, and a second charming bathroom with a shower just off the country-style kitchen. The open-plan kitchen, complete with a butcher's block and SMEG stove, flows effortlessly to the courtyard and connects to a separate scullery/laundry.

The generous lounge with an open fireplace and a...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	149m <sup>2</sup>
Land Size	346m <sup>2</sup>