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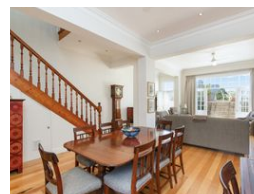
Contact Sea Point

021 4349175

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005



Web Ref RLS981192



**R8,750,000**

3 2.5 2

**Monthly Bond Repayment** R88,832.53

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R837,714.00 **Bond Costs** R80,035.00

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

**Monthly Rates** R3,413

### Charming Home In Prime Cul-de-Sac Location

#### COMFORT AND CONVENIENCE

Tucked away in a quiet cul-de-sac, this inviting 3 bedroom home is ideally located in one of Green Points desirable pockets. Just a short walk to Reddam House Private School and the vibrant Green Point Main Road, with its trendy restaurants, shops and coffee shops.

The open-plan lounge and dining room flow onto a sunny entertainer's terrace. The kitchen complete with a separate scullery, opens to a private courtyard ideal for quiet mornings or evening wind downs. With a guest toilet on this level and ample storage space, this home is perfect for busy families or those who love to entertain.

Upstairs, the spacious master main bedroom includes an en suite bathroom, while two additional bedrooms share a second bathroom.

Enjoy the benefits of energy - efficient living with a geyser on a timer, an...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	172m <sup>2</sup>
Land Size	183m <sup>2</sup>

#### Extras

Scullery

