

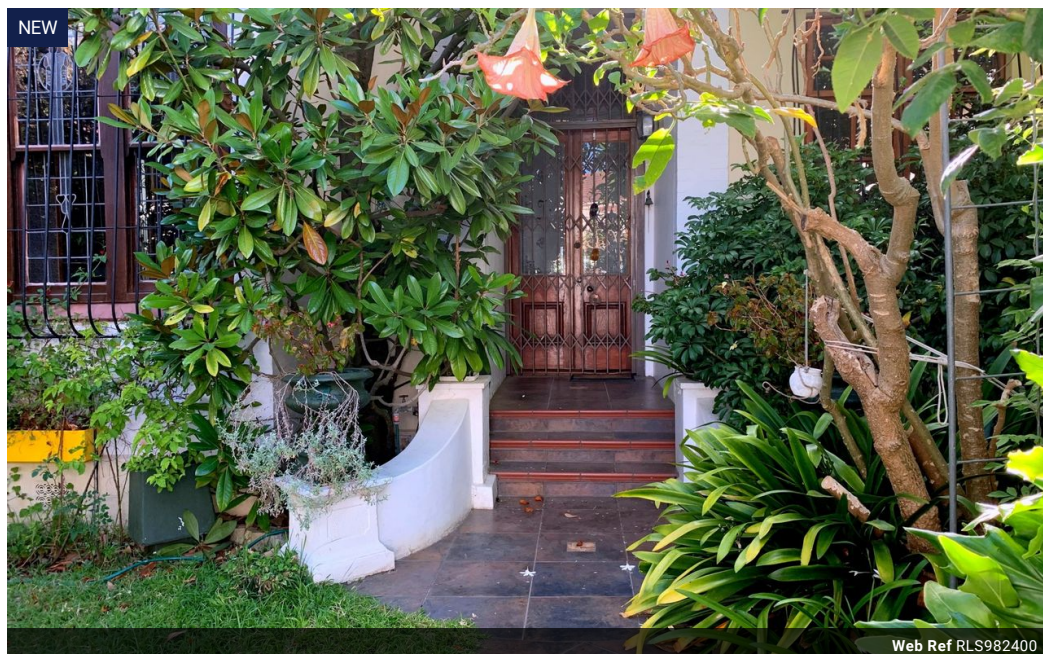


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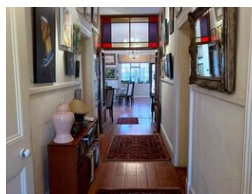
Contact Sea Point

021 4349175

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005



Web Ref RLS982400



### R7,995,000

**Monthly Bond Repayment** R82,523.46

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R748,678.00 **Bond Costs** R75,285.00

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

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### Charming Gem In Prime Green Point Position

#### ENDLESS POTENTIAL

Step into Cape Town's rich heritage with this beautifully preserved Victorian home tucked away in a quiet cul-de-sac. Brimming with character this house showcases original wooden floors, high ceilings, sash windows and two authentic fireplaces.

Designed for both comfort and versatility the home offers 4 spacious en- suite bedrooms. A brand new kitchen fitted with Bosch appliances blend classic charm with modern convenience. The living areas flow seamlessly into a leafy courtyard.

Previously run as a successful Guest House the property offers incredible potential to be revived into an income producing Guest House, Airbnb or to be transformed into a stylish home whilst enjoying the convenience of being moments away from vibrant restaurants, coffee shops, local parks and trendy stores.

Bonus features...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Carports / Parkings	3	Floor Size	164m²
Bathrooms	5	Security	No	Land Size	335m²
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

