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

UNDER OFFER



Web Ref RLS972621



### R13,000,000

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**Monthly Bond Repayment** R131,979.76

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,327,752.00 **Bond Costs** R99,035.00

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

**Monthly Rates** R7,608

### Terraced Higgovale Treasure with Lovely Views

#### PROPERTY WITH OPTIONS

This unique terraced property, nestled in leafy Higgs Crescent, offers a blend of charm and modern potential. Street level features a delightful cottage with a double-volume living area, including an open-plan kitchen, dining/lounge space with an enclosed fireplace and a bathroom. Two spacious bedrooms complete this level: one with a full en-suite and the other with a shower. The main bedroom opens onto a serene courtyard, creating a private retreat. A separate laundry area adds practicality.

Above the double garage, a self-contained sunlit studio apartment boasts stacking windows for maximum light and views, leading to an outdoor terrace with a built-in braai area. There is also added off street parking for two cars.

Additional amenities include an office/studio space, previously a storage area, and an...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	310m <sup>2</sup>
Land Size	670m <sup>2</sup>

