

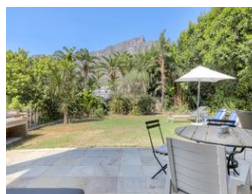


**Suzy Davies**  
072 902 1604  
suzy.davies@seeff.com

Contact City Bowl & Tamboerskloof

021 4239146

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



### R19,500,000

6 4 2

**Monthly Bond Repayment** R201,276.74

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,201,909.00 **Bond Costs** R127,535.00

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

**Monthly Rates** R5,500

### Character Home Set Back On Large Erf With Spectacular Views

#### TABLE MOUNTAIN CANVAS

This lovely refurbished character home, situated on a large 917 sqm erf on Kloof Nek Rd, boasts an elevated position with breathtaking, unobstructed views of Table Mountain and the City Bowl. The property features ample off-street parking for two cars and a tandem garage, along with a spacious front garden. The home is split into two levels, each self-contained.

Upstairs, you'll find 3 generous bedrooms, including an ensuite and a full bathroom, as well as an open-plan kitchen, lounge, and dining area that leads out to a balcony and a rooftop terrace. Downstairs offers another 3 bedrooms, an ensuite, and a full bathroom, along with a kitchen, lounge, and dining room that open to a private garden. An additional storage room is also available. The house is filled with natural light, offering greenery and...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	6	Exterior		Floor Size	400m <sup>2</sup>
Bathrooms	4	Garages	2	Land Size	919m <sup>2</sup>
Kitchens	1	Carports / Parkings	2		
Recep. Rooms	2	Security	No		
Furnished	No	Pool	No		
		Views	True		

