

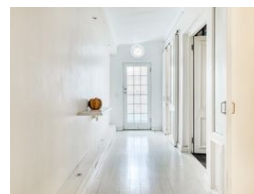
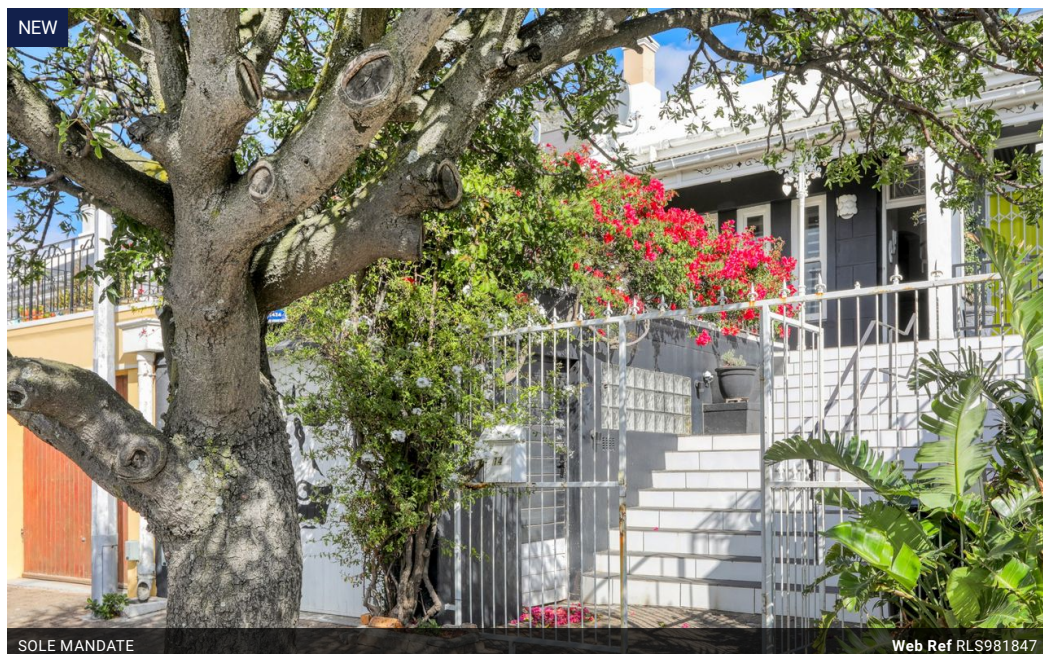


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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001



### R3,400,000

2 2 1

**Monthly Bond Repayment** R35,094.41

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R208,547.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R2,089

### Exciting Home With Funky Finishes In Quiet Cul-De-Sac

BESPOKE HERITAGE VICTORIAN IN ZONNEBLOEM

Exclusive Sole Mandate

Nestled in a peaceful, tree-lined cul-de-sac amongst a street of beautifully preserved Victorian homes, this unique property offers charm, character, and a sustainable lifestyle—all in one of Cape Town's most sought-after central locations.

Step up to an inviting, elevated patio wrapped in vibrant, deep-pink bougainvillea—an ideal spot to take in sweeping views of the city skyline.

Key Features:

- Garage & Workspace: Direct-access garage with space for two small cars. Additional area beyond the garage perfect for a home gym, studio, or workshop.
- Living Room: Cozy lounge with a classic, wood-burning fireplace that warms the seating area beautifully.
- Loft Bedroom: Upstairs loft-style bedroom with trendy finishes and breathtaking views of Table Mountain.

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### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	2			Garages	1
Bathrooms	2			Security	No
Kitchens	1			Pool	No
Recep. Rooms	2			Views	False
Furnished	No			Sizes	
				Land Size	185m <sup>2</sup>

