

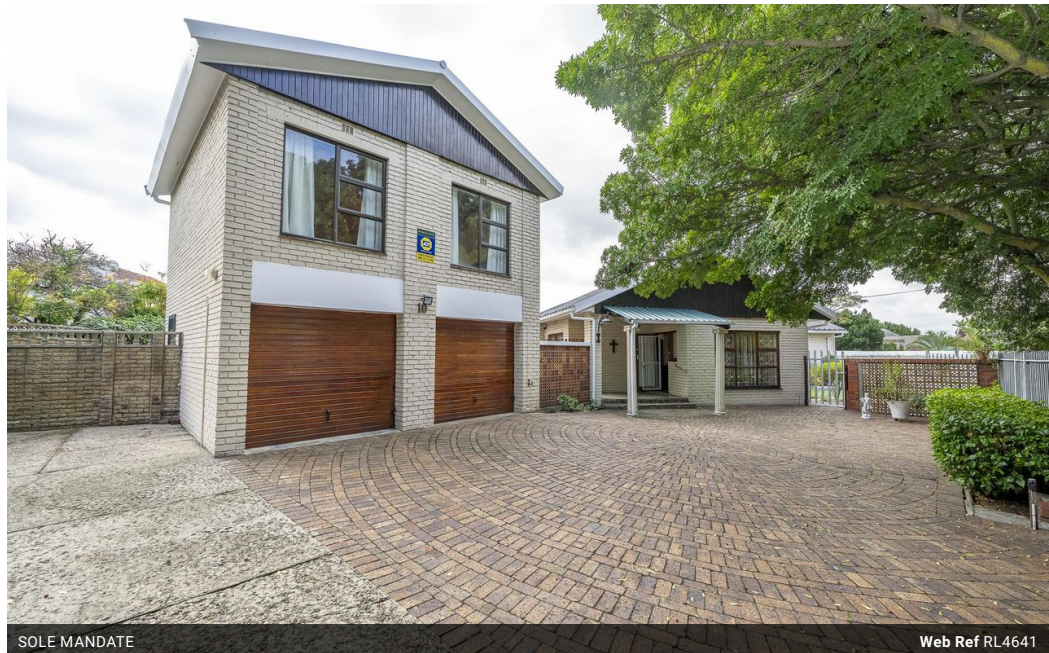


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SOLE MANDATE

Web Ref RL4641



**R2,500,000**

**Monthly Bond Repayment** R25,804.71

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00

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

3 3 2

### Secure Family Home in Bellville with Separate Flatlet

This spacious and secure house for sale in Chrismar, Bellville offers comfortable living for large families looking to settle in a well-established neighbourhood. With three bedrooms in the main house and a separate one-bedroom flatlet above the garage, this home provides flexible space for extended family or rental income. Located within walking distance of Bellville High School, it combines convenience, practicality and plenty of room to grow.

The main house is a traditional single-storey home with an open-plan living and dining area that flows into a neat kitchen with hardwood cupboards, a breakfast nook, electric oven and hob, and a scullery. It can fit up to three appliances. The living spaces include a lounge, dining room and study, all designed for family comfort. A fireplace adds warmth and charm, while fibre...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	205m <sup>2</sup>
Bathrooms	3	Pool	Yes	Land Size	797m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Studies	1				

