

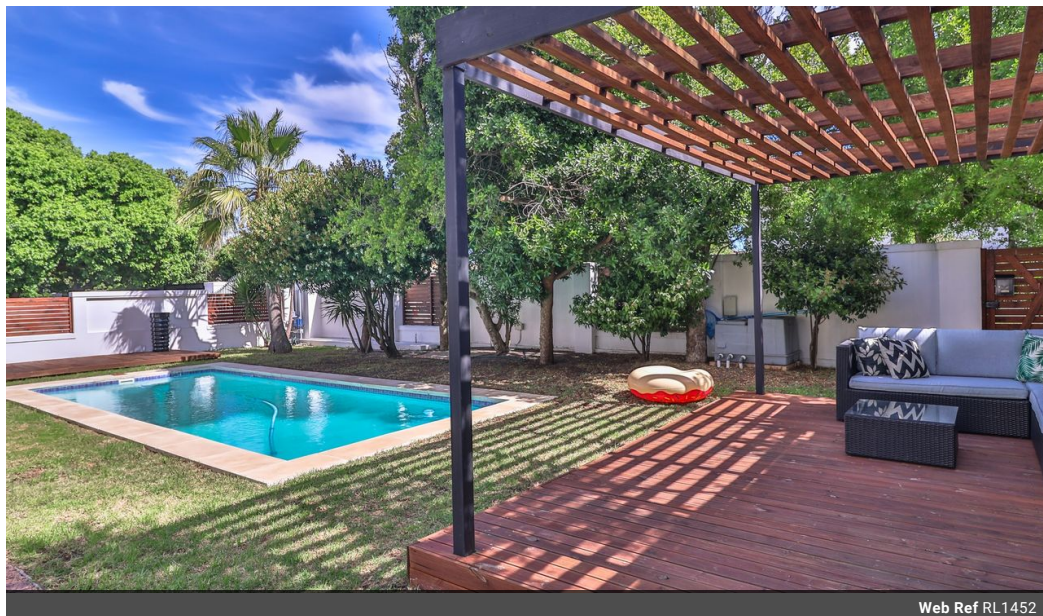


**Maria Alexandre**  
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Suite 304, 47 on Strand, Strand Street, Cape Town



Web Ref RL1452



R5,495,000

4 2.5 2

**Monthly Bond Repayment** R56,718.75  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R462,257.00 **Bond Costs** R65,785.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,368

**Stunning Family Oasis with Pool, 2 Flatlets, and Prime Location!**

Welcome to this spacious and luxurious 4-bedroom home, perfectly designed for family living and entertaining. Nestled in a family-friendly area just 10 minutes from the CBD, this property offers a rare blend of tranquility, convenience, and style. Plus, the added benefit of income generating flatlets.

**Key Features:**

**4 Bedrooms:** Spacious and beautifully lit, each bedroom is designed with comfort in mind, ideal for a growing family. The master suite is a private sanctuary with its own ensuite and walk-in closet. The additional bedrooms share a full bathroom which completes the upper floor.

**Mezzanine Floor:**

The home also includes a large adaptable space, which can function as a gym or games/playroom.

**Entertainer's Delight:**

The lower floor has an open-concept living and dining area, plus a gourmet kitchen, separate...

**Features**

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Land Size	420m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	6		
Kitchens	2	Security	Yes		
Recep. Rooms	4	Pool	Yes		
Studies	1	Views	True		
Furnished	No				