



**Gene van der Berg**  
082 975 2869  
gene@everitt.co.za



**Paige Ward**  
082 901 7045  
paige@everitt.co.za

Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



SOLE MANDATE

Web Ref CNRS-7771



**R5,495,000**

4 3 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** R1,848

## STUNNING FAMILY HOME WITH VIEWS

A lovely, double storey family home, light, bright and sunny with stunning views of the Overberg Mountains.

Downstairs is an entrance hall, guest ensuite bedroom and large double garage, automated with direct access.

Upstairs is the open plan kitchen leading to large reception area that opens to a braai room and out to the garden.

There is no swimming pool in the pretty well-established garden but there is space for a pool if desired.

Separate formal sitting room. 3 good size bedrooms upstairs include the main en-suite. There is a shared family bathroom.

Additional features include a study, aluminium windows throughout, outside toilet and store room. Well worth consideration.

Call to make an appointment to view.

## Features

### Interior

Bedrooms	4
Bathrooms	3
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Pool	No
Views	No

### Sizes

Floor Size	410m <sup>2</sup>
Land Size	991m <sup>2</sup>