



**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

UNDER OFFER



SOLE MANDATE

Web Ref CNRS-7588



**R3,800,000**

4 3 2

**Monthly Bond Repayment** R38,578.70

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R256,882.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,616

### FAMILY HOME OR POSSIBLE REDEVELOPMENT OPPORTUNITY

**EXCLUSIVE SOLE MANDATE** - A lovely double-storey family home centrally located and situated on a large level erf. Spacious living areas include a lounge, dining room, and family room. The kitchen has a large laundry. There are 4 bedrooms. The guest ensuite is downstairs and the other 3 bedrooms are upstairs where there is also a study. Main bedroom opens up onto a small patio and has an en-suite bathroom. The additional 2 bedrooms share a bathroom. Double garage adds to the appeal.

Its location and the fact that it is a corner plot creates the possibility of redevelopment by a developer. This erf is adjacent to a townhouses complex. There is great potential and versatility. Well worth consideration. Call to make an appointment to view.

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	1,349m²
Bathrooms	3	Carports / Parkings	6		
Recep. Rooms	2	Security	Yes		
Studies	1	Pool	No		
Furnished	No	Views	No		