



**Christelle de Lucchi**  
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Contact Cape Town North

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103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



Web Ref CNRS-7755



**R4,750,000**

4 2 2

**Monthly Bond Repayment** R49,028.95

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R372,677.00 **Bond Costs** R59,150.00

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

**Monthly Rates** R2,155

## 4 Bedroom House For Sale in Sonstraal Heights

VIEW BY APPOINTMENT | Sunday, 11th May 15:00 - 17:00  
17 Beethoven Crescent, Sonstraal Heights  
Please book a slot with Christelle.

A Beautiful Home with a Flatlet Designed for Comfortable Family Living in Sought-After Sonstraal Heights

Exclusive Joint Mandate

This beautiful 4-bedroom home offers space, comfort, and flexibility - perfect for modern family living. Set in a quiet, established neighbourhood, it's move-in ready with quality finishes and a layout that just makes life easier.

Step inside an inviting open-plan lounge with a fireplace, ideal for cozy winter evenings. The lounge flows seamlessly into the dining area and a well-appointed kitchen with granite countertops, loads of cupboard space, and a separate scullery and laundry for added convenience.

The living areas...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2
Recep. Rooms	3
Furnished	No

### Exterior

Garages	2
Security	Yes
Pool	No
Views	No

### Sizes

Floor Size	301m <sup>2</sup>
Land Size	851m <sup>2</sup>