



**Lynne New**  
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Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



Web Ref CNRS-7698



**R3,195,000**

3 1 1

**Monthly Bond Repayment** R32,978.42

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R183,829.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R900

## SWIMSATIONAL Edgemead Home

### SWIMSATIONAL !

A home for all seasons on a good sized plot in olde Edgemead

Swim all year round in the heated pool

An ideal family home, which boasts inclusive open plan lounge / diner and kitchen, which is attractively up to the minute with plenty of cupboarding and chef style stove with gas hob and electric oven.

Lounge / diner has sliding door to sheltered patio, pool and play-safe garden for the little ones and the paws.

3 spacious bedrooms with built-in cupboards

Full family bathroom has been elegantly remodelled and includes beautiful tiling, bath, glass walk-in shower, loo and handbasin.

Single garage and utility room.

Fully fenced, with electric gate and alarm system.

This could all be yours

Call Lynne 0827858062 for your viewing

Edgemead's longest serving...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 3  
Bathrooms 1  
Recep. Rooms 2  
Furnished No

### Exterior

Garages 1  
Carports / Parkings 1  
Security No  
Pool Yes  
Views No

### Sizes

Land Size 747m<sup>2</sup>