



**Henry White**  
072 650 0285  
henryw@everitt.co.za

Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



SOLE MANDATE

Web Ref CNRS-7590



**R2,980,000**

3 2 2

**Monthly Bond Repayment** R30,759.21

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R158,455.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R659 **Monthly Rates** R1,345

### 3-Bedroom Home in Sought-After De Tijger Estate!

Sole & Exclusive Mandate.

Experience the ideal blend of community charm, security, comfort, and modern living in this delightful home nestled in the ever-popular De Tijger Estate.

The spacious open-plan kitchen flows seamlessly into the downstairs lounge and dining areas. Step outside to your private back garden, complete with a sparkling pool and open patio - ideal for summer entertainment and family relaxation.

Upstairs are 3 bedrooms and 2 modern bathrooms as well as a large family room with a built-in indoor braai for all season entertainment.

The automated double garage has a laundry area and offers direct access to the kitchen.

Extras:

Built-in cupboards and wood laminate flooring in the bedrooms  
Pool with a solid safety pool cover  
Ceiling fan in

### Features

Pets Allowed		Yes		
Interior			Exterior	
Bedrooms	3		Garages	2
Bathrooms	2		Carports / Parkings	2
Recep. Rooms	3		Security	Yes
Furnished	No		Pool	Yes
			Views	No
			Sizes	
			Floor Size	172m <sup>2</sup>
			Land Size	392m <sup>2</sup>