



Henri Landon
Non-Principal Property Practitioner
Registered with PPRA
(FFC 202 478 000 10)
060 983 2854

henri@kapstadtinternational.co.za



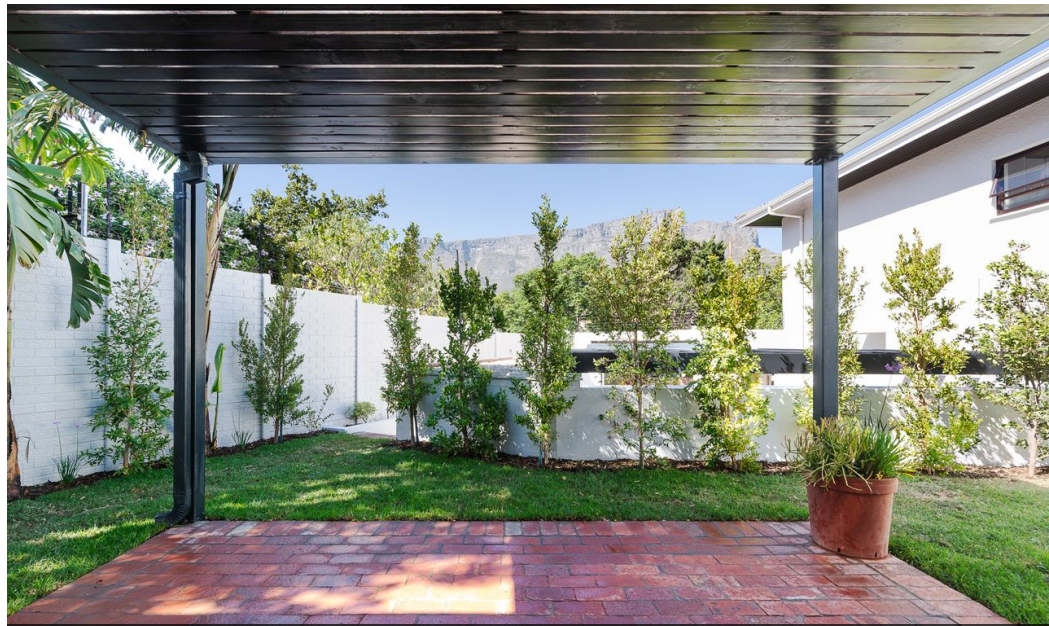
Jean Lalonde
Non-Principal Property Practitioner
Registered with PPRA
(FFC 202 333 321 6)

072 211 2024
jean@kapstadtinternational.co.za

Contact Gardens

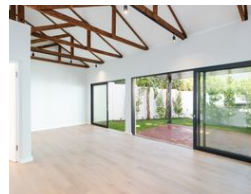
021 4242211

11a De Lorentz Street,
Gardens,
8001



SOLE MANDATE

Web Ref KIR205



R7,239,250

2 1

Monthly Bond Repayment R74,722.70
Calculated over 20 years at 11% with no deposit.

Transfer Costs R665,545.50 **Bond Costs** R75,285.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,200 **Monthly Rates** R2,000

Exceptional Tamboerskloof Property

Asking Price R6,295,000 + VAT at 15% (R6,295,000 + R944,250)

No Transfer Duty

The Stable House 65 sqm + EUA 99 sqm plus Real Right to Extend of 81 sqm !

And now, for something completely unexpected. The third star in our constellation is this charming, free-standing two bedroom, one bathroom cottage. A blend of rustic charm and sophistication, the home has a calm atmosphere to it. Set against a backdrop of lush foliage with its own generous and private garden and pergola'd patio and complete with one secure parking bay and a spectacular view of Table Mountain. The Stable House is the perfect pied-a-terre for the discerning city buyer.

The double-volume living area is defined by exposed wooden trusses, creating a welcoming farmhouse ambiance while amplifying light and space with large floor to ceiling sliding doors...

Features

Pets Allowed Yes

Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	65m ²
------------	------------------

Extras

Garden Secure Parking Views Courtyard RRE 81 sqm + EUA 99 sqm