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Contact Cape Town CBD

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3 Caledonian Road Mowbray



Web Ref RL895



R16,490,000

**Monthly Bond Repayment** R170,207.87  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,794,221.00    **Bond Costs** R113,285.00

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

**Monthly Levy** R9,040    **Monthly Rates** R8,013

 3     3.5     2

### Sensational Family Home in Sought After Estate

POSITION, VIEWS, PERFECTION! // Asking: R16,490,00

Presenting to you this well appointed, beautifully designed family home boasting incredible views of the surrounding areas.

Upon entering you are greeted with a perfectly framed view of the Southern Suburbs through the dining room area. The kitchen, offering an exceptional view point while cooking for the family, flows effortlessly through the dining room into the lounge and extended living space with a built in braai.

2 spacious en-suite bedrooms are positioned downstairs, each leading out to the garden. Through the washroom is a small domestic quarters, ideal for a live in nanny.

Upstairs you will find the main bedroom with an en-suite bathroom, dressing room and views that will make waking up every morning well worth it.

The front garden is generously sized with a...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Land Size	2,528m <sup>2</sup>
Bathrooms	3.5	Carports / Parkings	4		
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	True		