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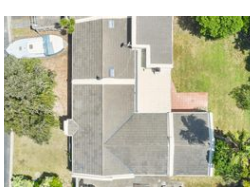
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Willowbridge Centre  
Carl Cronje Drive  
Bellville  
7530



Web Ref RL1322



**R3,195,000**

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**Monthly Bond Repayment** R31,898.24

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R183,970.00 **Bond Costs** R44,070.00

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

## Charming 4-Bedroom Home in Flamingo Vlei Adjacent to Breathtaking Wetland Reserve

Discover your dream home in the charming suburb of Flamingo Vlei, Table View. This exquisite 4-bedroom property is situated adjacent to the breathtaking Rietvlei Wetland Reserve, a birdwatcher's utopia boasting 102 bird species.

Family fun is on the cards at the nearby Aquatic Club, with activities like mini-sailing, boating, windsurfing, and rowing available on the Rietvlei dam. The house itself features open-plan living spaces, with the lounge leading to a covered patio complete with a built-in braai for entertaining.

The kitchen is spacious and fitted with built-in cupboards and a stove and a full family bathroom completes the package. The main bedroom features an en-suite bathroom. The outside of the property is equally impressive, with a lush garden featuring a borehole system and a 50sqm double garage.

Security...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

### Sizes

Floor Size	168m <sup>2</sup>
Land Size	743m <sup>2</sup>