



**Coenrad Willemse**  
Non-Principal Property Practitioner  
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35 Main Road, Durbanville



SOLD

Web Ref RL12024



R3,250,000

**Monthly Bond Repayment** R33,546.12  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R192,047.00    **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R4,000

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**Rare Find in Tijger Villas**

This single-level, freestanding townhouse boasts 3 bedrooms and 2 bathrooms, perfectly positioned for easy access to the clubhouse, swimming pool, and other amenities within the secure, gated complex. This is the largest unit in the estate and the home features three generously sized bedrooms, each with ample built-in cupboards. The master bedroom includes a modern en-suite bathroom with an extra-large shower, while the other bedrooms share a full, modern family bathroom.

The open-plan design seamlessly connects the formal lounge, dining room, and TV lounge, creating a spacious and cohesive living area. The kitchen features a breakfast nook, built-in cupboards, an under-counter oven and hob, and ample countertop space. A separate scullery provides additional convenience with two plumbing points and space for a fridge. Double...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	225m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Furnished	No				
<b>Extras</b>	Prepaid Electricity Electrical Geyser Air Conditioner Sky Lights				