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35 Main Road, Durbanville

UNDER OFFER



SOLE MANDATE

Web Ref RL12333



R7,950,000

3 2.5 2

**Monthly Bond Repayment** R82,058.98

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R743,728.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R2,620 **Monthly Rates** R3,350

### Double-Storey Townhouse with ALL the bells & whistles

Sole Mandate: Discover contemporary elegance and exceptional comfort in this beautifully upgraded townhouse, ideally located near lush green areas, children's play parks, and thoughtfully designed communal spaces—perfect for family living.

As you step inside the lower level, you'll find three inviting living areas, including a spacious lounge adorned with a cozy fireplace and air-conditioning, creating an inviting atmosphere. The dining room flows seamlessly into a fully enclosed braai room, allowing you to enjoy views of the meticulously landscaped garden.

The gourmet kitchen is a chef's dream, featuring ample cabinetry and elegant engineered stone countertops. Equipped with a SMEG gas stove and extractor fan, this open-plan kitchen also includes a breakfast counter/centre island, a practical scullery/laundry area with space...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	280m <sup>2</sup>
Land Size	375m <sup>2</sup>

#### Extras

24-Hour Manned Entrance Hall Guest Toilet Scullery Built In Braai Double Storey North Lifestyle Estate Modern Air Conditioner Blinds TV Port Prepaid Electricity Fireplace Fibre Gas Bottle