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35 Main Road, Durbanville

NO TRANSFER DUTY



Web Ref RL12424



R3,450,000

3 2.5 1

**Monthly Bond Repayment** R35,610.50  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R216,214.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,100 **Monthly Rates** R1,000

### Live Fully, Live Boldly, Live Le Ruh

Introducing a meticulously designed unit at Le Ruh Security Estate—an exceptional new development soon to make its home in Durbanville.

This distinguished double-storey home features:

- 3 spacious bedrooms and 2.5 modern bathrooms
- An expansive open-plan living area that flows effortlessly onto a covered patio—ideal for entertaining guests.

Enjoy breathtaking scenic views and tranquil outdoor spaces that offer a peaceful retreat from the urban bustle. As part of an exclusive estate with 24-hour manned security and secure perimeter fencing, this home combines modern architecture with thoughtful design to maximize natural light and spacious interiors.

Located just moments from some of the Western Cape's top schools, shopping centres, and leisure facilities, this unit not only provides a luxurious lifestyle but also...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 2  
Furnished No

#### Exterior

Garages 1  
Carports / Parkings 1  
Security Yes  
Pool No  
Views True

#### Sizes

Floor Size 152m<sup>2</sup>  
Land Size 245m<sup>2</sup>

#### Extras

Security Estate