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35 Main Road, Durbanville



Web Ref RL12082



R3,150,000



**Monthly Bond Repayment** R32,513.93  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R178,879.00    **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,000    **Monthly Rates** R700

**Modern Elegance in Secure Gated Living: Contemporary 3-Bedroom Duplex in Langberg Ridge, Kraaifontein**

Discover modern elegance and practical living in this beautifully designed 3-bedroom duplex located in Langberg Ridge, Kraaifontein. Nestled within a secure gated complex, this home offers a blend of sophistication and convenience.

The ground floor welcomes you with a sleek, modern kitchen featuring high-end appliances and ample counter space. A convenient scullery enhances functionality, making meal preparation and cleanup effortless. Adjacent to the kitchen, the spacious dining area provides a warm setting for family meals and gatherings. A guest bathroom nearby adds convenience for visitors. Direct access from the dining area to the double garage ensures seamless living and convenience for homeowners.

Upstairs, you'll find three generously sized bedrooms, each equipped with built-in cupboards for ample storage. The master...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	190m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	189m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

**Extras**  
Prepaid Electricity Solar Panels Gas bottles Security Complex