



**Marlize Smith**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 074 949 5)  
0825784641  
marlizes@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL11655



R2,280,000

3 Bedrooms 2.5 Bathrooms 1 Garage

**Monthly Bond Repayment** R23,533.90  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R96,938.00 **Bond Costs** R36,530.00

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

**Monthly Levy** R1,415 **Monthly Rates** R893

**Luxury townhouse: elegance, security, location!**

Sole Mandate: This luxurious 3-bedroom townhouse, situated within a gated security estate, offers the ultimate blend of contemporary elegance and top-notch security, making it your ideal dream home. Upon entry, you'll be captivated by the open-plan living and dining area, drenched in natural light, providing ample space for flexible furniture arrangements and hosting gatherings.

The heart of this home is the well-appointed kitchen, a chef's paradise with modern appliances, granite countertops, and a convenient breakfast bar. The adjoining private patio is a peaceful outdoor retreat for relaxation and barbecues, perfect for your four-legged family members. An indoor braai adds to the allure of this space, and there's even a guest toilet on this floor.

Upstairs, three inviting bedrooms await, each designed for comfort and...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Floor Size	160m <sup>2</sup>
Bathrooms	2.5	Security	Yes	Land Size	189m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Furnished	No				

**Extras**

24-Hour Manned Estate Communal Pool Guest Toilet Built In Braai Extra Parking Prepaid Electricity Fibre Solar Heating

