



Anneke Snyman
Non-Principal Property Practitioner
Registered with PPRA (FFC 124 211 8)
0825670991
annekes@louwcoetzee.co.za



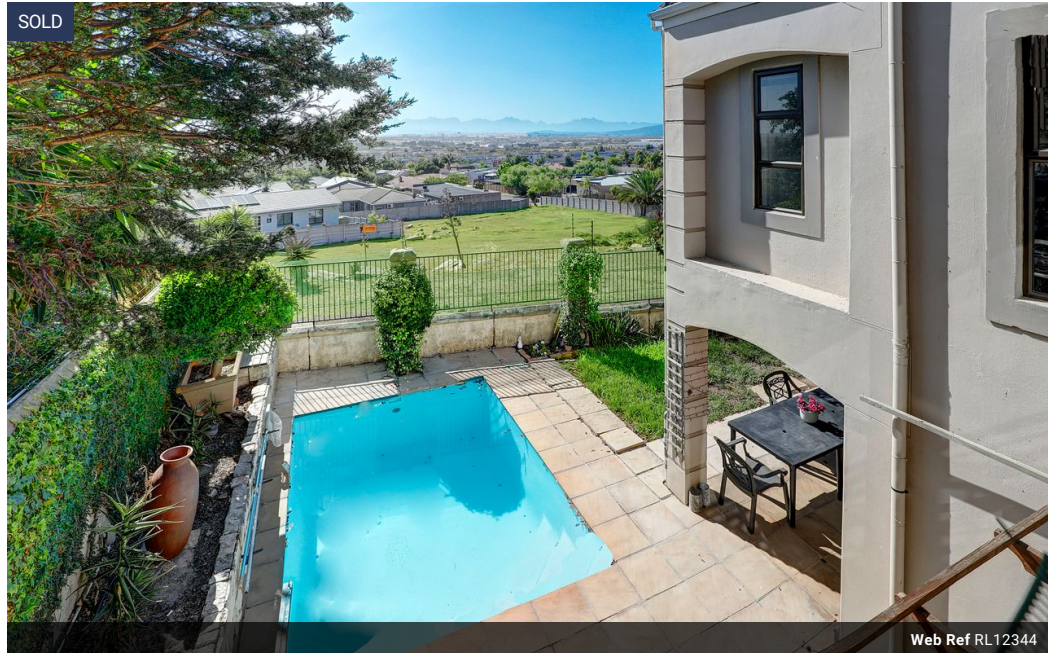
Marlize Smith
Non-Principal Property Practitioner
Registered with PPRA

(FFC 074 949 5)
0825784641
marlizes@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



Web Ref RL12344



R3,680,000

4 3 2

Monthly Bond Repayment R37,984.53
Calculated over 20 years at 11% with no deposit.

Transfer Costs R243,682.00 **Bond Costs** R49,725.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R550 **Monthly Rates** R1,490

Charming Double-Storey Townhouse with Breathtaking Mountain Views

Joint Mandate: Nestled in a sought-after gated estate in Uitzicht, this spacious double-storey townhouse offers the perfect blend of security, comfort, and scenic beauty. Enjoy stunning views of the Boland Mountains while experiencing tranquil living at its best.

Key Features:

- * 4 Bedrooms with built-in cupboards, including a main en-suite and a private en-suite in the fourth bedroom.
- * 3 Bathrooms, modern and well-appointed for convenience.
- * Open-plan kitchen with a built-in stove, extractor fan, and ample cupboard space.
- * Lounge and dining room, with stacking doors that open to breathtaking mountain views.
- * Spacious braai and TV room, perfect for entertaining.
- * Bar room with a built-in bar counter and stacking doors leading to the pool area.
- * Double automated garage with direct access to the home.
- * Private backyard...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Furnished	No

Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	252m ²
Land Size	411m ²

Extras

Freestanding Gated Community Entrance Hall Built In Braai Double Storey Fireplace Open Plan Built In Bar Air Conditioner Wood Window Prepaid Electricity Fibre Gas Bottle