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35 Main Road, Durbanville

## 4 Bedroom Townhouse For Sale in Van Riebeeckshof

UNDER OFFER



SOLE MANDATE

Web Ref RL12405



**R4,550,000**

4 Bedrooms 3 Bathrooms 2 Garages

**Monthly Bond Repayment** R46,192.92

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R348,509.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R1,611 **Monthly Rates** R2,850

### Charming 4-bedroom Townhouse in La Veritas

Sole Mandate! Uncover a hidden gem in the highly desirable La Veritas of Van Riebeeckshof. This stunning townhouse masterfully combines the convenience of secure, lock-up-and-go living with the spaciousness you desire. As you enter, you're welcomed by a warm and inviting foyer that leads to a double automated garage on one side, while on the other, you'll find a versatile, air-conditioned fourth bedroom complete with an en-suite bathroom—ideal for guests or as an additional private retreat. This floor also boasts a flexible area that can easily transform into a home office, study, or gym, catering seamlessly to your lifestyle.

As you ascend to the upper level, you will be welcomed by the expansive open-plan living space, where the lounge and dining areas flow effortlessly into a well-appointed kitchen. This culinary haven...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	288m <sup>2</sup>
Land Size	320m <sup>2</sup>

#### Extras

Prepaid Electricity Central Vacuum System Air Conditioner Fiber Optic Cabling Security Estate