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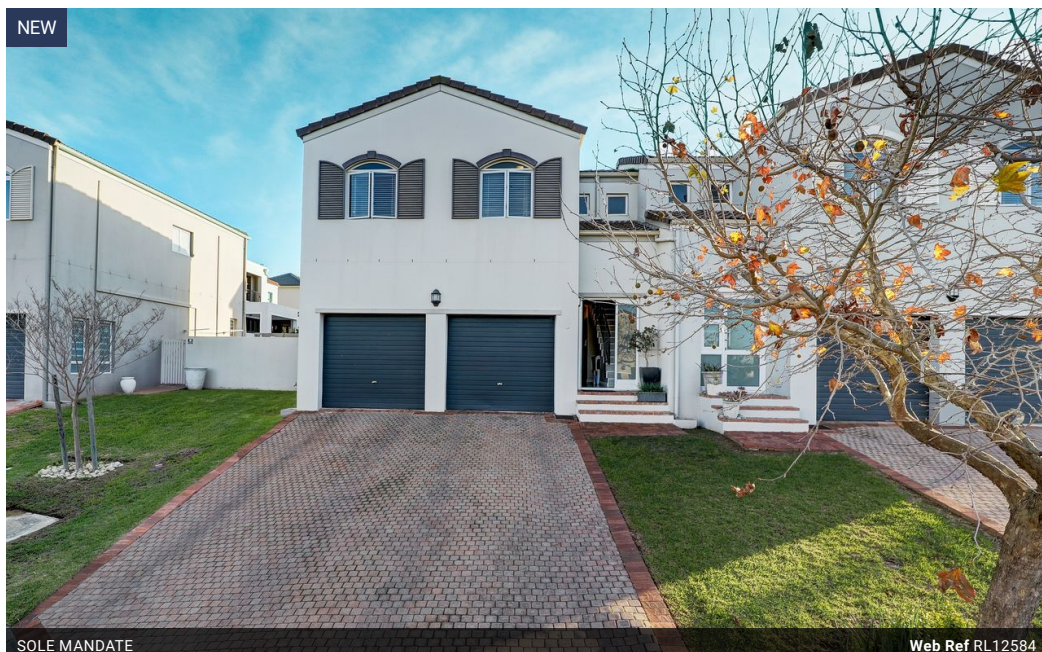
Contact Louw & Coetzee
Properties

021 0003488

35 Main Road, Durbanville

3 Bedroom House For Sale in Avalon Estate

NEW



SOLE MANDATE

Web Ref RL12584



R3,500,000

3 2 2

Monthly Bond Repayment R35,533.01

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R221,714.00 **Bond Costs** R47,840.00

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

Monthly Levy R1,700 **Monthly Rates** R1,270

Modern Living in Avalon Estate

Sole Mandate: Experience contemporary estate living at its finest with this stylish duplex in Avalon Estate. The ground floor boasts a seamless open-plan layout, featuring a modern kitchen that flows effortlessly into the spacious living and dining areas. The living room opens onto a covered stoep—perfect for entertaining or unwinding—and leads out to a private, pet-friendly garden.

Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a beautifully finished main en-suite. The home also offers direct access from two automated garages, providing both convenience and enhanced security.

With clean lines, quality finishes, and a modern aesthetic throughout, this home is ideal for families or professionals seeking comfort, style, and the many benefits of living in a secure lifestyle...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Security	Yes
Pool	No
Views	False

Sizes

Floor Size	171m ²
Land Size	264m ²

Extras

Entrance Hall Covered Patio Double Storey Estate Modern Blinds TV Port Open Plan Aluminium Window Prepaid Electricity