



**Mariska Dreyer**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 059 455 8)  
082 806 7872  
mariskad@louwcoetzee.co.za

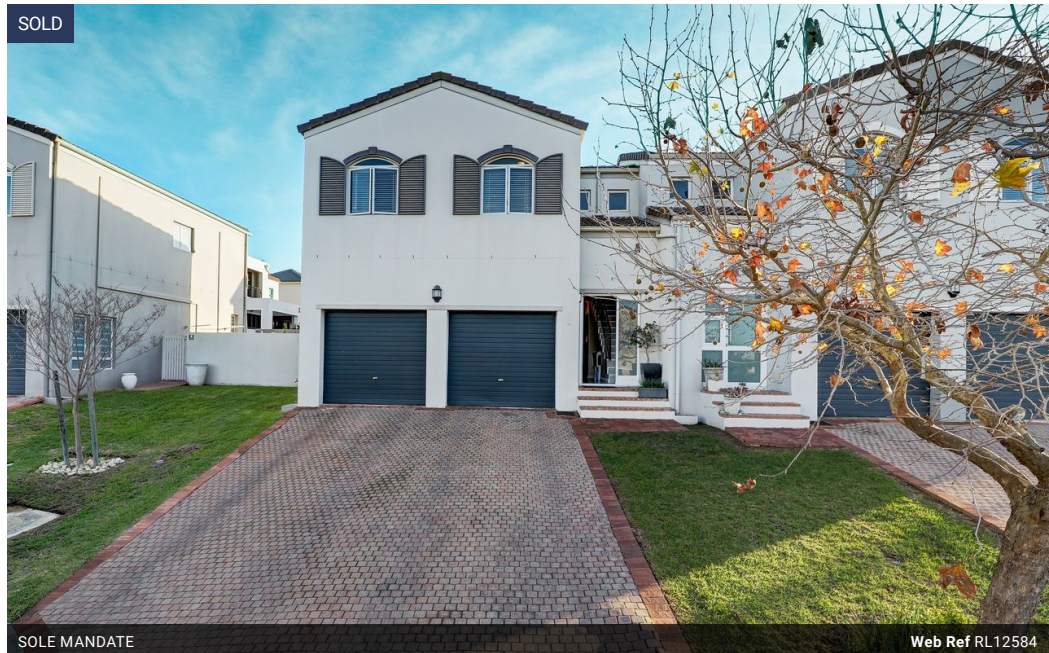
Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville

## 3 Bedroom House Sold in Avalon Estate

SOLD



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

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	171m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	264m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	False		
Studies	1				
Furnished	No				

#### Extras

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