



Johann Rosenbrock
Non-Principal Property Practitioner
Registered with PPRA (FFC 117 575 1)
072 222 9562
johannr@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

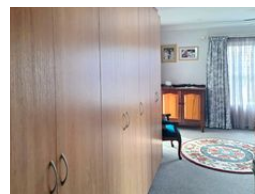
3 Bedroom Townhouse For Sale in D'urbanvale

NEW



SOLE MANDATE

Web Ref RL12611



R3,999,000

3 Bedrooms 2 Bathrooms 2 Carports

Monthly Bond Repayment R40,599.01

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R280,940.00 **Bond Costs** R51,610.00

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

Monthly Levy R1,900 **Monthly Rates** R1,250

SINGLE-LEVEL FAMILY HOME – SURPRISINGLY SPACIOUS

SOLE MANDATE: This spacious townhome is located in the popular suburb of D'Urbanvale, close to Reddam House and offering easy access to Durbanville's rejuvenated CBD. The property offers three bedrooms – the main bedroom features a full en-suite bathroom, while a second full bathroom serves the remaining two bedrooms.

The well-equipped kitchen includes granite countertops and plumbing points for appliances. The generous living area accommodates a large lounge and dining space, as well as a separate second lounge/living room, which flows seamlessly out to an enclosed patio with built-in braai and an adjacent covered patio.

Extras include:

- * Gated entry
- * Alarm system
- * Burglar bars
- * Well-proportioned bedrooms and living spaces

Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3	Garages	2	Floor Size	201m ²
Bathrooms	2	Security	Yes	Land Size	371m ²
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Furnished	No				

Extras

Gated Entry Entrance Hall Built In Braai Covered Patio Single Storey Security Complex Tuscan Open Plan Air Conditioner TV Port Aluminium Window Prepaid Electricity Electrical Geysers Fibre Wall Heating Panels Satellite Dish Linen Cupboard Alarm System Intercom Indoor Beams