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35 Main Road, Durbanville

## 3 Bedroom Townhouse For Sale in Durbanville Central



Web Ref RL12346



**R3,295,000**

3 2 2

**Monthly Bond Repayment** R33,451.79

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R196,997.00 **Bond Costs** R45,955.00

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

**Monthly Levy** R1,227 **Monthly Rates** R1,000

### Stunning home in sought-after D'landen Estate, Vierlanden

Modern secure lifestyle with this fantastic combination of comfort and functionality - ready to move in end June 2025?

Offering on point modern finishes, security, play area in estate close to excellent schools, medical facilities and town.

Open plan living area with well-designed kitchen with Caesarstone tops, built-in oven, gas hob, extractor fan and strip lighting - perfect for entertaining and adding wow.

Wine storage under stairs and butler station for coffee or wine.

Braai room with stacking doors to small garden convert this to your own private retreat.

Upstairs spacious main bedroom with en-suite and 2 double bedrooms sharing a family bathroom. Built-in desk in the one bedroom for convenient home office. Corner window and extra cupboards in the third bedroom.

Double automated garage and parking for guests.

PLUS:...

### Features

Pets Allowed		Yes			
Interior			Exterior		
Bedrooms	3		Garages	2	
Bathrooms	2		Security	Yes	
Kitchens	1		Pool	No	
Recep. Rooms	2		Views	False	
Furnished	No				
Sizes					
			Land Size		150m <sup>2</sup>

#### Extras

Entrance Hall Built In Braai Extra Parking Double Storey Gated Community Architect Designed  
Blinds TV Port Open Plan Prepaid Electricity Aluminium Window