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35 Main Road, Durbanville

3 Bedroom Townhouse For Sale in Graanendal



Web Ref RL12536



R4,495,000

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Monthly Bond Repayment R45,634.54

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R342,459.00 **Bond Costs** R57,265.00

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

Monthly Levy R2,340 **Monthly Rates** R2,000

Modern Townhouse Living in the Heart of Graanendal Estate

Step into comfort, style, and security with this beautifully presented townhouse located in the sought-after Graanendal Estate—one of Durbanville's most established and secure 24-hour gated communities. Tucked away in a quiet, private position with no direct neighbours, this home offers peace and a sense of retreat while still being conveniently close to all amenities.

As you enter, a welcoming foyer invites you into the home's expansive open-plan living areas. The modern kitchen boasts generous counter space, ample cabinetry, and a separate scullery that keeps the main area neat and functional. Flowing from the kitchen is a spacious lounge and dining room, complete with a charming wood-burning fireplace that adds warmth and ambience during the cooler months.

The indoor braai room, featuring sleek stacking doors, extends your...

Features

| | | | | | |
|---|-----|-----------------|------|--------------|-------|
| Pets Allowed | | Yes | | | |
| Interior | | Exterior | | Sizes | |
| Bedrooms | 3 | Garages | 2 | Floor Size | 210m² |
| Bathrooms | 2.5 | Security | Yes | Land Size | 330m² |
| Kitchens | 1 | Pool | Yes | | |
| Recep. Rooms | 2 | Views | True | | |
| Studies | 1 | | | | |
| Furnished | No | | | | |
| Extras | | | | | |
| Gated Community Scullery Double Storey Built In Braai Guest Toilet Fireplace TV Port Open Plan Aluminium Window | | | | | |