



**Marelize Smith**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 074 949 5)  
0825784641  
marlizes@louwcoetzee.co.za



**Anneke Snyman**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 124 211 8)  
0825670991  
annekes@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 2 Bedroom Townhouse For Sale in Uitzicht

UNDER OFFER



SOLE MANDATE

Web Ref RL12588



R2,230,000

2 1 2

**Monthly Bond Repayment** R22,263.87

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R94,079.00

**Bond Costs** R36,530.00

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

**Monthly Levy** R648.7

**Monthly Rates** R857.3

### UITZICHT GEM – VERY RARE ON THE MARKET!

Sole Mandate: This beautiful property rarely comes onto the market and offers a unique opportunity for buyers looking for a safe, low-maintenance home in the heart of popular Uitzicht.

Features:

- \* Low-maintenance home with aluminum window frames
- \* Open-plan living areas leading to a cosy entertainment patio
- \* Modern kitchen with ample cupboard space
- \* Two spacious, north-facing bedrooms with built-in cupboards
- \* Full bathroom with neat finishes
- \* Double garage plus two water tanks for added convenience
- \* Patio with built-in braai – perfect for entertaining
- \* Lounge with double-volume ceiling and Jetmaster fireplace for those chilly winter evenings
- \* Beautiful, established garden – ideal for children and pets
- \* Safe and family-friendly neighbourhood

Please note: A rental contract is currently in place until the end of...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	131m <sup>2</sup>
Land Size	328m <sup>2</sup>

#### Extras

Gated Community Extra Parking Freestanding North Complex Covered Patio Blinds Open Plan TV Port Fireplace Aluminium Window Prepaid Electricity Fibre Electrical Geysers Burglar Bars Security Estate Built In Bar