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35 Main Road, Durbanville

## 3 Bedroom House For Sale in Tygerdal



SOLE MANDATE

Web Ref RL12620



R3,200,000

3 2 2

**Monthly Bond Repayment** R32,487.33

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R1,120

### Family home in Tygerdal

Sole Mandate! This extremely well-kept three-bedroom home is perfectly positioned in the heart of Tygerdal, Goodwood, offering a harmonious blend of comfort, functionality, and potential for future expansion. Set on a generous 650 sqm erf, the property provides ample space to grow—making it the ideal place for a family to settle and thrive.

The home features three spacious bedrooms, all fitted with built-in cupboards, and two well-appointed bathrooms, including a main en-suite. A dedicated study room offers the perfect work-from-home setup or can easily be converted into a fourth bedroom to suit your family's needs.

The modern kitchen is equipped with ample cabinetry and flows into a separate scullery/laundry room for added convenience. An inviting braai room with a built-in braai makes entertaining a pleasure all year round....

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	258m <sup>2</sup>
Land Size	650m <sup>2</sup>

#### Extras

Burglar Bars Alarm System Electric Gate Security Gate linen Cupboard Study Nook Satellite Dish Electrical Geyser Aluminium Window Scullery Entrance Hall Lounge Study Laundry Built In Braai