



**Marelize Smith**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 074 949 5)  
0825784641

marlizes@louwcoetsee.co.za

Contact Louw & Coetsee  
Properties

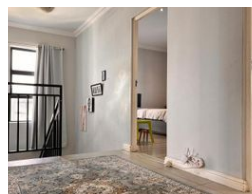
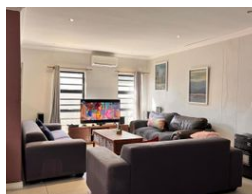
021 0003488

35 Main Road, Durbanville

## 3 Bedroom Townhouse For Sale in Langeberg Heights



Web Ref RL12243



R2,995,000

3 2 2

**Monthly Bond Repayment** R29,901.48

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R159,802.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R2,500 **Monthly Rates** R985

### Family Home in a Tranquil Estate

As you enter this serene estate, you're welcomed by beautifully manicured gardens that create a tranquil atmosphere. The drive through this family-friendly neighborhood instills a warm sense of belonging, guiding you to a spacious driveway that accommodates two vehicles and leads to a versatile double garage currently utilized as an office. This area features drywall that can be easily removed if desired. Additionally, the property is equipped with backup power, ensuring resilience during load shedding.

Upon stepping inside, you'll discover an inviting open-plan layout that seamlessly integrates the lounge, dining room, and kitchen. To your right, a foyer and a convenient guest cloakroom are conveniently located near the garage entrance. The living area flows effortlessly onto a wooden patio that overlooks the garden, creating...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	170m <sup>2</sup>
Land Size	303m <sup>2</sup>

#### Extras

Prepaid Electricity Solar Geyser Air Conditioner Gas bottles

