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35 Main Road, Durbanville

## 2 Bedroom Townhouse For Sale in Welgelegen



Web Ref RL11706



**R2,550,000**

2 1 1

**Monthly Bond Repayment** R25,888.34

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R119,720.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R275 **Monthly Rates** R749

### MODERN HOME IN SECURE GATED COMPLEX

This own title home in a small complex features a private garden, and offers a unique opportunity in this popular family-friendly area.

This modern home, with open-plan living areas, leads to a walled private garden and is ideal for a young family or a couple scaling down. The well-equipped kitchen inter-leads to the living room, and is fitted with an under-counter oven, glass hob and an extractor fan.

There are 2 spacious bedrooms, ensuring comfort and ample storage. The bathroom is light and bright, and includes modern fittings. The garage has storage space and there is 2 additional parking spaces, as well as a carport.

The property features a north-facing private garden with ample space to relax or indulge in your passion to create a personalized garden.

Property Features:

- Excellent location
- Low monthly...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	91m <sup>2</sup>
Land Size	244m <sup>2</sup>

#### Extras

Complex Entrance Hall Open Stoep Extra parking Carport Aluminium Window Prepaid Electricity Electrical Geysers Fibre Linen Cupboards Inverter with batteries Burglar Bars Alarm System Security Gate

