

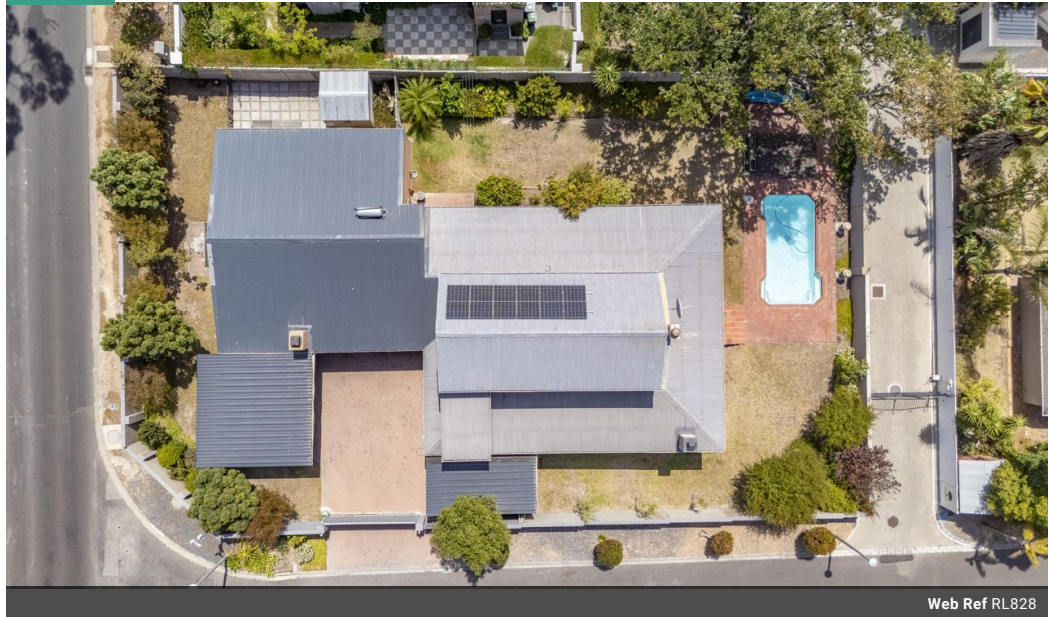
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Contact Head Office

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Unit 1, Ground Floor, 13 Oxford Street,  
Durbanville

## FEATURED



Web Ref RL828



**R5,490,000**

3 2 2

**Monthly Bond Repayment** R56,667.14

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R461,707.00 **Bond Costs** R65,785.00

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

**Monthly Rates** R1,725

## Stunning Family Home with Spacious Flatlet in Durbanville

This exceptional home in the heart of Durbanville offers the perfect blend of space, comfort, and flexibility-ideal for modern family living or earning rental income. With breathtaking mountain views and premium features, this gem won't stay on the market for long!

### Main House Features:

Secure & Private - Fully enclosed property

3 Spacious Bedrooms - Main bedroom with ensuite & walk-in closet

Versatile Loft Space - Use as a 4th bedroom, home office, or games room

Open-Plan Living - Stylish kitchen with built-in stove, separate scullery (with water points for washing machine & dishwasher)

Entertainment-Ready - Enclosed braai room leading to an open stoep with stunning mountain & pool views

Comfort Year-Round - Air-conditioned living area

Beautiful Pool - Perfect for summer days!

Low-Maintenance Garden - Irrigation...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	Yes

### Sizes

Floor Size	240m <sup>2</sup>
Land Size	1,046m <sup>2</sup>

### Extras

Built-in Kitchen Appliances Covered Parking Pets Allowed Private Garden Air Conditioner

