



**Stefan Steenkamp**  
072 238 9037  
stefan.steenkamp@harcourts.co.za



**Anthea Nel**  
082 603 4417

stefan.pa@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550

NEW



SOLE MANDATE

Web Ref RL50510



R4,095,000

3 2.5 2

**Monthly Bond Repayment** R40,883.66

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R294,295.00 **Bond Costs** R53,495.00

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

**Monthly Rates** R1,780.0

### 3-Bedroom Duplex in Secure Durbanville Estate

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This modern 3-bedroom duplex, in a small security estate, is located in the heart of Durbanville, close to the town centre and schools. The estate is fully secured with a perimeter wall, electric fencing, and an automatic entrance gate.

The home has a double garage with direct access to the house.

On the ground floor you'll find an open-plan kitchen, dining, and living area. Stack doors open onto a patio with a wooden deck and a built-in, covered braai — perfect for entertaining. Downstairs you will also find a guest toilet.

Upstairs there are 3 bedrooms, a shared bathroom with bath, shower, and toilet, plus a pajama lounge with a built-in study/work area. The main bedroom has its own en-suite bathroom with shower and toilet.

Extra features include:

Alarm system with indoor...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	3
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	180m²
Land Size	293m²

