



**Walda Bok**  
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Contact Harcourts Dunn

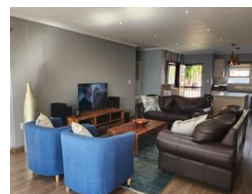
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref RL43246



R2,975,000

3 3 2

**Monthly Bond Repayment** R30,707.60

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R158,055.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R965.1 **Monthly Rates** R1,038

### 3-bedroom townhouse for sale in Goedemoed, Durbanville

This brand new and exclusive listing is situated in the highly desirable Rosedale Estate, Goedemoed, Durbanville.

The feel of the entire estate is one of safety, security, and relaxation, and I am thrilled to present this charming 3-bedroom townhouse nestled in a tranquil cul-de-sac.

There are delightful play parks with trees and benches where you can enjoy reading a book or watch your children play. Pets are also welcome in the complex.

Amenities are all within easy reach of the estate, including Goedemoed and IPIC Sonstraal Shopping Centre, Cobble Walk, Pinehurst Shopping Centre, Durbanville CBD, Mediclinic Durbanville, and Cape Gate. There are high schools and primary schools in close proximity to the estate. This greatly enhances the sense of home and convenience and offers easy access to various shopping centres, as...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	175m <sup>2</sup>
Land Size	363m <sup>2</sup>

#### Extras

24 Hour Access Air Conditioner Alarm System Complex Electric Fencing Estate Covered Patio  
Open Plan Kitchen Security Estate Centre Island Residential Freestanding

