



**Vickey Dormehl**  
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Contact Northern Suburbs  
(Western Cape)

012 3323677

Sonstraal Heights,  
63 Melody Ridge,  
Durbanville



SOLE MANDATE

Web Ref DPR18665



R3,250,000

**Monthly Bond Repayment** R33,546.12  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R192,047.00    **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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Exciting new investment opportunity!

Charming 3-Bedroom Home with Large Garden & Original Wooden Floors

Step into timeless charm with this beautiful 3-bedroom, 1.5-bathroom home, offering a perfect blend of character and comfort. Featuring original wooden floors, this home exudes warmth and a sense of history while providing a cozy and inviting atmosphere.

The spacious living areas flow effortlessly, creating a welcoming space for relaxation and family gatherings. The well-appointed kitchen offers functionality and charm, while the three generously sized bedrooms provide ample space for comfortable living. The full bathroom, complemented by an additional guest toilet, ensures convenience for the whole family.

Outside, you'll find a large garden, perfect for children to play, gardening enthusiasts, or simply enjoying the outdoors. A single garage offers secure...

Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 1.5  
Kitchens 1  
Recep. Rooms 1  
Furnished No

**Exterior**  
Garages 1  
Carports / Parkings 4  
Security No  
Pool No  
Views False

**Sizes**  
Floor Size 189m<sup>2</sup>  
Land Size 496m<sup>2</sup>

