



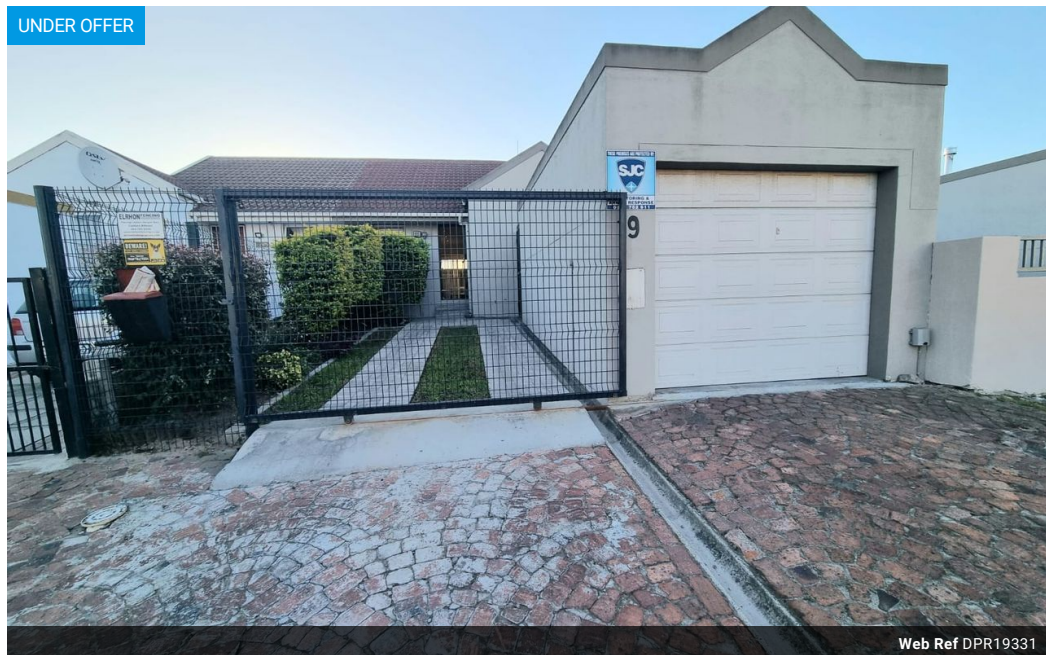
**Vickey Dormehl**  
083 973 2065  
vickeydm@dpg.co.za

Contact Northern Suburbs  
(Western Cape)

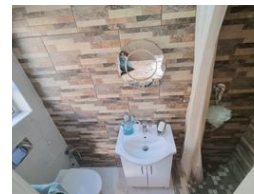
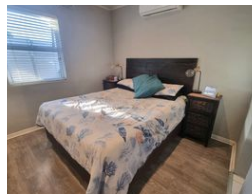
012 3323677

Sonstraal Heights,  
63 Melody Ridge,  
Durbanville

UNDER OFFER



Web Ref DPR19331



R1,895,000

**Monthly Bond Repayment** R18,919.30

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R69,008.00 **Bond Costs** R32,760.00

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

2 2 1

## Charming Modern 2-Bedroom Home with Enclosed Braai Area & Secure Parking

Charming Modern 2-Bedroom Home with Enclosed Braai Area & Secure Parking

This stylish and low-maintenance 2-bedroom, 2-bathroom home offers modern living in a compact and functional layout—perfect for first-time buyers, small families, or those looking to downsize in comfort.

Step inside to discover a bright and airy interior featuring air conditioning in every room for year-round comfort. The open-plan living area flows seamlessly into the well-appointed kitchen, while both bedrooms offer built-in storage and plenty of natural light.

Outside, you'll find a cozy garden ideal for relaxing or entertaining, complete with an enclosed braai area—perfect for enjoying weekend gatherings in any weather. A single garage provides secure parking, with an additional off-street space located behind a gate for extra peace of mind.

This...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	1
Carports / Parkings	3
Security	No
Pool	No
Views	False

### Sizes

Floor Size	97m²
Land Size	176m²

### Extras

Air Conditioner Built In Braai

