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Sonstraal Heights,  
63 Melody Ridge,  
Durbanville

## 3 Bedroom House For Sale in Sonstraal Heights

UNDER OFFER



SOLE MANDATE

Web Ref DPR18867



**R2,850,000**

3 Bedrooms 2 Bathrooms 1 Garage

**Monthly Bond Repayment** R28,934.03

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R148,055.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R678 **Monthly Rates** R850

Modern 3 bedroom with all the extras!

Discover the perfect blend of comfort, style, and sustainability in this stunning 3-bedroom, 2-bathroom home. Designed for effortless living and entertaining, this property boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere.

At the heart of the home, a spacious open plan living area leads to a covered patio – ideal for hosting lively gatherings or enjoying cozy evenings with loved ones. Step outside to your private backyard retreat, where a splash pool, set within a beautifully maintained garden offering ample space for kids and pets to play.

The property also comes with an all round CCTV smart camera system and an irrigation system.

\*\*\*SOLAR EXCLUDED\*\*\*

Situated in a sought-after neighborhood, this home offers the ultimate lifestyle with...

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	3	Garages	1	Land Size
Bathrooms	2	Carports / Parkings	2	235m²
Kitchens	1	Security	Yes	
Recep. Rooms	2	Pool	Yes	
Furnished	No	Views	False	
<b>Extras</b>				
Air Conditioner Gas Hob Built In Braai Covered Patio				

