



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

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Sonstraal Heights,  
63 Melody Ridge,  
Durbanville

NEW



Web Ref DPR20486



**R2,990,000**

3 Bedrooms 2 Bathrooms 2 Carports

**Monthly Bond Repayment** R30,355.35

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R159,255.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R810 **Monthly Rates** R1,008

## Stylish 3-Bedroom Home in Exclusive Gated Complex

Discover comfort, convenience, and peace of mind in this beautifully maintained three-bedroom home, perfectly positioned in an exclusive, access-controlled complex. Set in a quiet, upmarket neighborhood and located within the sought-after school catchment area, this property offers the ideal lifestyle for families or professionals seeking space and security.

Step inside to find a light-filled interior featuring elegant wooden flooring throughout the bedrooms and a seamless flow between the stylish, open-plan kitchen and spacious lounge. The kitchen is well-appointed with an under-counter oven and hob, plus dedicated space for both a dishwasher and washing machine—designed for everyday ease and functionality. The air-conditioned lounge offers a relaxed atmosphere year-round, while the enclosed braai room provides a cosy...

## Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	153m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	348m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

