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103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



Web Ref CNRS-7717



**R6,195,000**

7 4 4

**Monthly Bond Repayment** R62,893.43

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R545,216.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R2,126

## DUAL LIVING – 2 SEPARATE HOMES

Located in the heart of Durbanville, this exceptional property offers two homes on a single erf, making it an ideal opportunity for investors, multi-generational living, or those looking to generate rental income. Whether you envision a BNB, a co-living arrangement, or a home with a separate rental unit, this property provides incredible flexibility.

The main house features:

- 5 spacious bedrooms
- 3 bathrooms
- kitchen with a dining area.
- lounge with a fireplace.
- Outside, the covered braai area overlooks a swimming pool and a generously sized yard.
- A double garage and a carport for two vehicles provide ample parking.

The main house is tenanted until 30 September 2025.

## Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	7			Floor Size	482m <sup>2</sup>
Bathrooms	4			Land Size	2,007m <sup>2</sup>
Recep. Rooms	2				
Furnished	No				
Exterior					
Garages	4				
Carports / Parkings	4				
Security	No				
Pool	Yes				
Views	No				