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Contact Cape Town North

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103 Suntyger Building
313 Durban Road
Tyger Valley
7530

NEW



Web Ref CNRS-7767



R4,495,000

3 2.5 2

Monthly Bond Repayment R46,396.87

Calculated over 20 years at 11% with no deposit.

Transfer Costs R342,459.00 **Bond Costs** R57,265.00

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

Monthly Levy R2,340 **Monthly Rates** R2,000

Tranquil Living with Pool & Braai Room in Graanendal

Tucked away in a quiet walkway within the sought-after 24-hour gated Graanendal Estate, this spacious townhouse offers both privacy and comfort.

The open-plan layout features a large kitchen with a separate scullery, flowing into a cozy living and dining area with a wood-burning fireplace. An indoor braai room with stacking doors opens to a private garden and pool—ideal for easy entertaining. There's also a guest toilet, storage under the stairs, and a separate laundry courtyard.

Upstairs includes a study nook, three bedrooms, two bathrooms (main en-suite), and a full family bathroom.

Perfect for a young family or those scaling down, this home offers secure, low-maintenance living in a prime location.

****View by appointment – contact Sean or Jackie to arrange a viewing.****

Features

Pets Allowed Yes

Interior

| | |
|--------------|-----|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Recep. Rooms | 2 |
| Furnished | No |

Exterior

| | |
|---------------------|-----|
| Garages | 2 |
| Carports / Parkings | 2 |
| Security | Yes |
| Pool | Yes |
| Views | No |

Sizes

| | |
|------------|-------------------|
| Floor Size | 220m ² |
| Land Size | 330m ² |