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103 Suntyger Building  
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Tyger Valley  
7530



SOLE MANDATE

Web Ref CNRS-7176



**R2,500,000**

3 2 2

**Monthly Bond Repayment** R25,380.72

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R1,180 **Monthly Rates** R1,231

3 Bedroom townhouse in security estate in Langeberg ridge

Video Tour Available – Modern 3-Bedroom Townhouse in Langeberg Glen

Sole & Exclusive Mandate

Welcome to 18 Gable Crescent in the sought-after Langeberg Glen

The Area:

Langeberg Glen borders Kraaifontein on the Durbanville side and is one of the fastest-growing areas in the Northern Suburbs. This quiet, family-friendly neighborhood offers easy access to top schools, churches, sports facilities, and shopping malls—just a 5-minute drive away.

For sports enthusiasts, football, paddle tennis, and swimming school facilities are nearby. The N1 Okavango off-ramp is only 3.5 km away, ensuring a perfect balance between peaceful, country-style living and city convenience. The property is also close to major amenities, including Cape Gate Medi-Clinic and key transport routes.

Tanglewood...

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Garages	2
Bathrooms	2			Security	No
Recep. Rooms	2			Pool	No
Furnished	No			Views	Yes
				Sizes	
				Floor Size	162m <sup>2</sup>
				Land Size	219m <sup>2</sup>