



**Randall Clarke**  
0835059549  
randallc@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

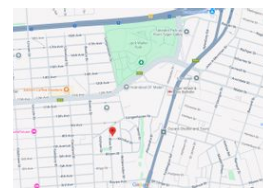
35 Main Road, Durbanville

**SOLD**



SOLE MANDATE

Web Ref RL12145



**R1,999,000**

3 1.5

**Monthly Bond Repayment** R20,633.45  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R75,146.00 **Bond Costs** R32,760.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R920

**Charming 3-Bedroom Home with Separate Flat – Renovator’s Dream in Prime Location**

Sole Mandate: This perfectly located corner plot offers tremendous potential for a creative renovator. The property is situated in a prime spot and boasts ample space, making it an ideal canvas for a fresh new look and personal style.

Property Features:

- 3 Spacious Bedrooms
- 1 Bathroom
- Separate Single Toilet
- Open Plan Lounge & Dining Room
- Functional Kitchen
- Laundry Room
- Separate Flat with its own geyser

Prime Location:

Within walking distance to DF Malan High School, Totius Primary School  
Close proximity to Frans Conradie Road, Durban Road, M-Kem Pharmacy, and easy access to the N1 highway  
With its fantastic location and great potential this property is perfect for those looking to invest in a home with character and

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms	3
Bathrooms	1.5
Kitchens	1
Recep. Rooms	2
Furnished	No

**Exterior**

Carports / Parkings	3
Security	Yes
Pool	No
Views	False

**Sizes**

Floor Size	114m <sup>2</sup>
Land Size	537m <sup>2</sup>

**Extras**

Extra Parking Freestanding West Conventional Guest Toilet Steel Prepaid Electricity Electrical Geysers Fireplace Fibre Linen Cupboard Burglar Bars Security Gate