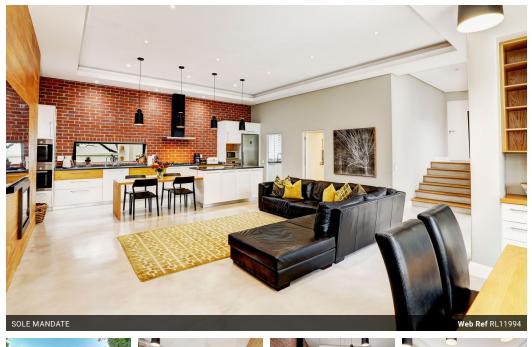




Sandra Du Toit Non-Principal Property Practitioner Registered with PPRA (FFC 014 910 0) 0834498268 sandrad@louwcoetzee.co.za

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35 Main Road, Durbanville





## R8,200,000

 Monthly Bond Repayment R84,639.45

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R777,214.00
 Bond Costs R80,035.00

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

 Monthly Levy R4,250
 Monthly Rates R3,360.2

## Slick & elegant designer home at its best!

3.5 😭 2

Sole Mandate: Situated in a boutique, 24-hour-manned estate, this home is designed to optimise views while incorporating space and flow. It features large open spaces, an effortless transition from one room to another, and large sliding doors that invite fresh air and facilitate indoor/outdoor living.

The open-plan kitchen forms the heart of the home, opening onto a private courtyard with an intimate entertaining area, including a pizza oven and outdoor kitchen. There is a large separate scullery and a well-appointed laundry. The dining room and family room, fitted with a fireplace, open onto a patio with a built-in braai and a neat private garden. A separate living area also opens onto the garden, providing ample living space for a larger family.

2

Yes

No

True

The three en-suite bedrooms are privately situated upstairs and include a...

## Features

Pets AllowedYesInteriorBedroomsBathroomsXitchens1Recep. RoomsStudies1

No

**Exterior** Garages Security Pool Views

**Sizes** Floor Size Land Size

380m<sup>2</sup> 777m<sup>2</sup>

Furnished Extras

Entrance Hall Pajama Lounge Built In Braai Guest Toilet Outside Toilets Large loft in garage for storage Extra Parking Open Stoep Security Estate Double Storey Architect Designed Air Conditioner TV Port Blinds Pizza Oven Fireplace Aluminium Window Prepaid Electricity Fibre Satellite Dish Gas Bottle 24h Manned Estate Outside Toilet