

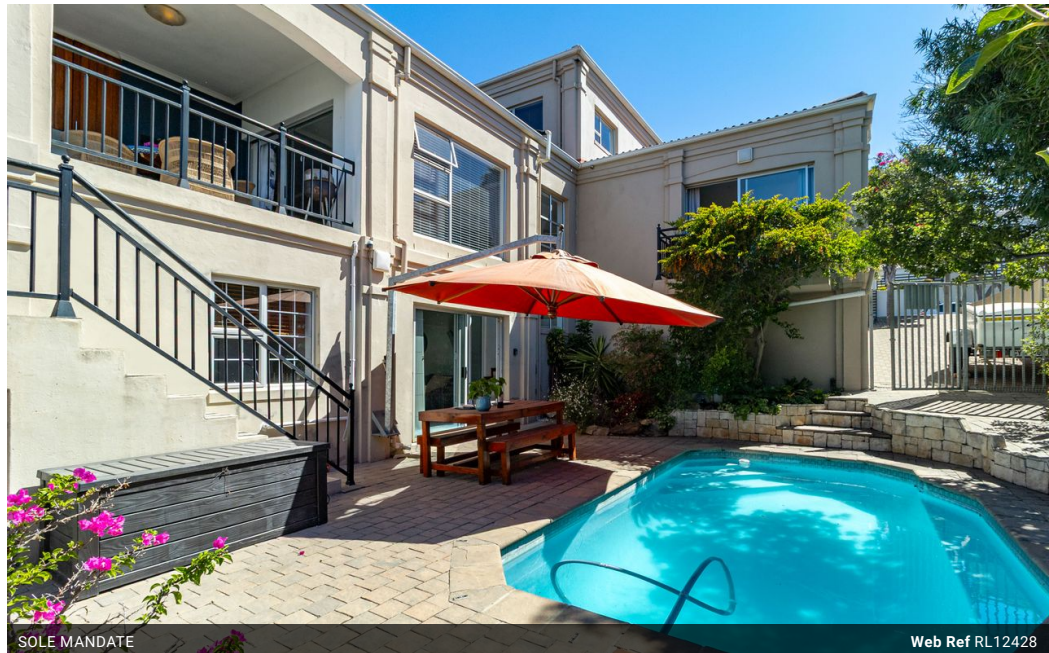


**Sandra Du Toit**  
Non-Principal Property Practitioner  
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Contact Louw & Coetzee Properties

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35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12428



R5,250,000

3 2.5 2

**Monthly Bond Repayment** R54,189.89  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R435,307.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,379

### Loads of Character & Unobstructed Views

Sole Mandate: This delightful family home is centrally situated in a popular neighborhood, close to all amenities, great schools, and parks.

Upon entering, guests are welcomed by a breathtaking view of the Boland Mountains, inviting them into the open-plan living area. The space features a fireplace and flows effortlessly onto a covered balcony with a built-in braai. The dining room and kitchen blend seamlessly with the living area, while the separate scullery is conveniently positioned to accommodate all appliances.

The main en-suite bedroom opens onto a private balcony, offering lovely views. Located on the same level as the living areas, it ensures the convenience of single-level living. A fitted study is situated on the top floor, easily accessible from the front door.

Downstairs, two additional bedrooms are privately...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 3  
Studies 1  
Furnished No

**Exterior**  
Garages 2  
Security Yes  
Pool No  
Views True

**Sizes**  
Floor Size 273m<sup>2</sup>  
Land Size 704m<sup>2</sup>

### Extras

Freestanding Entrance Hall Built In Braai Double Storey East Tuscan Guest Toilet Covered Patio TV Port Scullery Open Plan Blinds Fireplace Aluminium Window Prepaid Electricity Fibre Wall Heating Panels Burglar Bars Alarm System Security Gate