

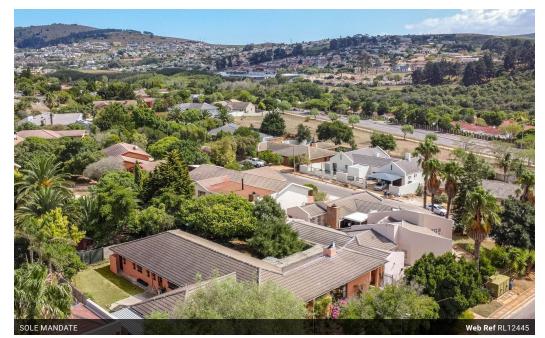


Pieter De Swardt 083 460 8137 pieter@louwcoetzee.co.za

Contact Louw & Coetzee Properties

## 021 0003488

35 Main Road, Durbanville











# R4,298,000

 Monthly Bond Repayment R44,363.46

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R318,621.00
 Bond Costs R55,380.00

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

 Monthly Rates R1,809

## 5 Bedroomer / Dual Living Potential

Mini Show House: Tuesday 15 April 2025 from 17:30 - 18:30

**a** 2

Sole Mandate: Excellent Investment in Popular Protea Valley.

Spacious, in pristine condition & north-facing.

Ideal for practical living & entertainment with 4 free-flowing entertainment areas.

EXCELLENT ACCOMMODATION :

\* 5 Beds & 3 Baths \* OR

\* 4 Beds & Flat Potential of 1 bed + En-Suite + Own Lounge + Own Entrance

Fully Walled Beautifully Landscaped Garden.

Ample Parking with 2 garages (direct access) & Carport

### Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	285m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	896m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	4	Views	False		
Furnished	No				

#### Extras

Freestanding Residential Entrance Hall Scullery Built In Braai Carport Extra Parking Single Storey Blinds Open Plan Prepaid Electricity Air Conditioner Fibre Wood Window Electric Gate Alarm System Outside Toilet Aluminium Windows