



**Pieter De Swardt**  
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Contact Louw & Coetzee Properties

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35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12445



R4,298,000

5 3 2

**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

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**

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	4
Furnished	No

**Exterior**

Garages	2
Security	Yes
Pool	No
Views	False

**Sizes**

Floor Size	285m <sup>2</sup>
Land Size	896m <sup>2</sup>

**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