



Amanda Pretorius
Non-Principal Property Practitioner
Registered with PPRA (FFC 115 673 8)
082 890 9182
amandap@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12298



R3,825,000

4 3.5 2

Monthly Bond Repayment R39,481.21
Calculated over 20 years at 11% with no deposit.

Transfer Costs R261,800.00 **Bond Costs** R51,610.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,500

Your Forever Home Awaits – Luxury, Comfort, and Endless Possibilities"

Sole Mandate: Welcome to your dream home – the perfect blend of luxury and practicality!

Step into the inviting entrance hall, where you're greeted by a warm and welcoming ambiance that sets the tone for the rest of this stunning house.

The spacious lounge, featuring a cozy fireplace, offers the ideal gathering space for family and friends. Large doors open seamlessly onto the patio and pool with the backdrop of flowing water creating your own private oasis with breathtaking views—perfect for entertaining or unwinding.

Adjacent to the lounge, the dining room flows effortlessly into a beautifully designed kitchen, complete with a stylish bar and a separate scullery for added convenience. This culinary haven is perfect for intimate dinners or grand celebrations.

The home boasts four generously sized bedrooms and three and a...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	239m ²
Bathrooms	3.5	Security	Yes	Land Size	642m ²
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	True		
Furnished	No				

Extras

Entrance Hall Guest Toilet Scullery Extra Parking Freestanding Open Stoep Covered Braai Multi Storey Architect Designed Open Plan Aluminium Window Prepaid Electricity Jacuzzi Alarm System Outdoor Beams Burglar Bars Security Gate