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35 Main Road, Durbanville



Web Ref RL11966



**R6,995,000**

6 4 2

**Monthly Bond Repayment** R72,201.58  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R633,216.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R2,790 **Monthly Rates** R2,825

### Spacious family home with flatlet and stunning views!

Nestled in the highly sought-after Welgedacht Estate, this property is the perfect place to call home.

As you approach the house, you are warmly welcomed by a spacious covered patio extending in front of the lounge, offering breathtaking views of the park area and creating a sense of refreshing openness.

French-style double doors open up to the spacious family room, seamlessly connected to the modern kitchen featuring a breakfast nook, ample built-in cupboards, and elegant granite countertops.

Three steps from the family room will lead you to the formal lounge and dining rooms, where you can enjoy the comfort of air-conditioning on hot summer days and the cozy warmth of a fireplace on chilly nights. This elegant setting is ideal for hosting dinner parties and entertaining friends and family.

Ascend the stairs to the fully...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	4
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	420m <sup>2</sup>
Land Size	879m <sup>2</sup>

#### Extras

Air Conditioner Fireplace Linen Cupboard Fiber Optic Cabling Security Estate