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Properties

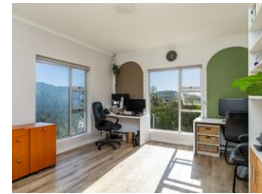
021 0003488

35 Main Road, Durbanville

## 6 Bedroom House For Sale in Welgedacht



Web Ref RL12083



**R8,350,000**

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**Monthly Bond Repayment** R86,187.73

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R793,714.00 **Bond Costs** R80,035.00

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

**Monthly Levy** R2,790 **Monthly Rates** R3,915

### Family Home with Panoramic Views & Separate Flat in Welgedacht Estate

Discover an exquisite, modernized family home that offers an abundance of natural light and a seamless flow between indoor and outdoor spaces. This elegant residence features five spacious bedrooms, three bathrooms, a guest loo and two studies. Additionally, there is a separate income-generating flat with its own kitchenette, bathroom, and private entrance, offering stunning views.

Designed for family living, the home boasts two separate living areas: one with panoramic views and the other located between the bedrooms, ideal for a pyjama lounge or TV room, a children's playroom or even a cinema room.

The modern, open-plan kitchen is a chef's dream, featuring a gas stove, ample storage, a separate scullery-laundry area, and a walk-in pantry. It seamlessly connects to the dining room and an undercover braai area by the pool....

### Features

Pets Allowed	Yes
<b>Interior</b>	
Bedrooms	6
Bathrooms	4
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

<b>Exterior</b>	
Garages	2
Security	Yes
Pool	Yes
Views	True

<b>Sizes</b>	
Floor Size	400m <sup>2</sup>
Land Size	1,083m <sup>2</sup>

### Extras

24-Hour Manned CCTV Security Estate Entrance Hall Pajama Lounge Guest Toilet Outside Toilets Covered Patio Double Storey North Modern Air Conditioner Aluminium Window Prepaid Electricity Fibre Gas Bottle Electrical Geysers Linen Cupboard Outdoor Beams