



Annette Victor
Non-Principal Property Practitioner
Registered with PPRA (FFC 125 152 4)
074 924 9333
annettev@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12415



R3,695,000

4 3 2

Monthly Bond Repayment R38,139.36
Calculated over 20 years at 11% with no deposit.

Transfer Costs R245,332.00 **Bond Costs** R49,725.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,180

Entertainer's Dream Home with Breathtaking Views!

Sole Mandate! Welcome to this stunning, modern 4-bedroom family home in the sought-after Morgenster Heights, Brackenfell. Designed for comfort and entertainment, this move-in-ready home boasts spacious interiors, multiple entertainment areas, and spectacular Table Mountain views

Key Features:

- 4 Spacious Bedrooms – One with a private lounge & kitchen area
- 3 Modern Bathrooms – Including 2 en-suites
- Gourmet Kitchen – With a center island, pantry, scullery & gas/electric stove
- Multiple Living Areas – Lounge, dining room, TV room & extra-large games room
- Private Pool – Salt chlorinated
- Home Office/Study – Ideal for remote work
- Secure Parking – Double garage + extra parking & shaded carports
- Low-Maintenance Garden

Nestled in a peaceful neighborhood, this home offers the perfect blend of luxury,...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	287m ²
Land Size	753m ²

Extras

Air Conditioner Satellite Dish Fibre Gas Bottle Built In Braai Entrance Hall