

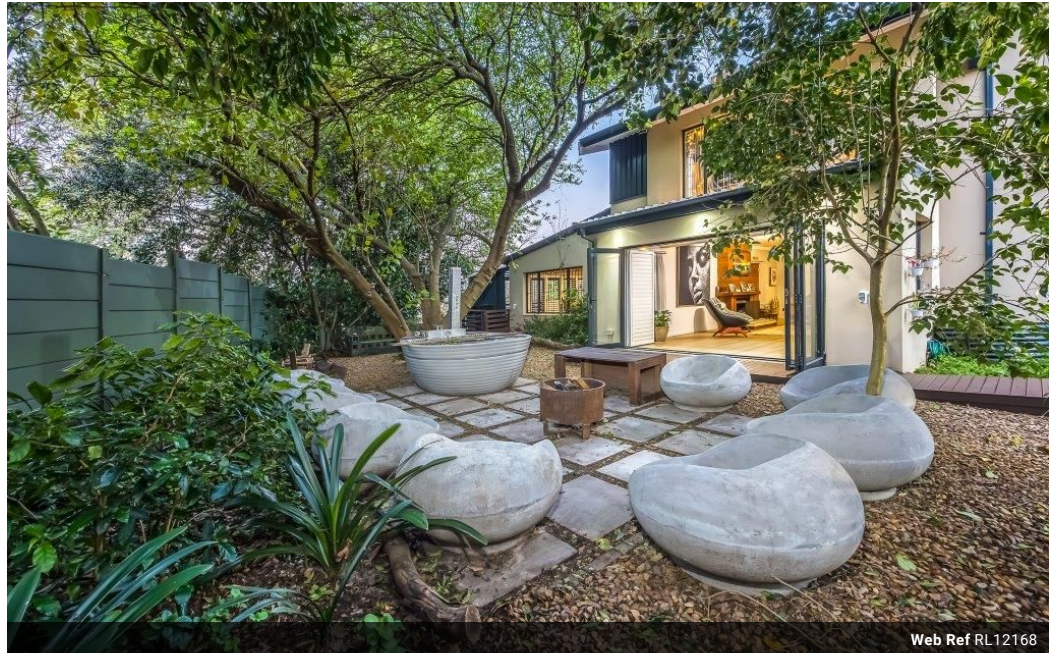


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Contact Louw & Coetzee Properties

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35 Main Road, Durbanville



Web Ref RL12168



R8,900,000

Monthly Bond Repayment R91,864.77
Calculated over 20 years at 11% with no deposit.

Transfer Costs R854,214.00 **Bond Costs** R80,035.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R2,879

6 3.5 6

Ideal Dual Living Home in Aurora

Discover this exceptional dual living home set on a generous 2,684 square meter plot in the desirable Aurora neighbourhood, close to amenities and top-rated schools.

Key Features:

Separate Apartment: Enjoy privacy in a spacious flatlet above the garage, featuring a wheelchair-friendly ramp, large covered patio, open-plan living, and a large en-suite bedroom.

Main House: Step into large, airy living areas that offer a warm and cozy atmosphere. The main floor includes:

- A versatile study/5th bedroom and guest toilet.
- A large lounge with a built-in fireplace and stacking doors that open to the garden.
- A second family room also with stacking doors with access to a covered patio, perfect for entertaining.
- A braai room adjacent to the dining area and kitchen, ideally located by the pool.
- A cozy lounge off the kitchen with a...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	6	Garages	6	Floor Size	680m ²
Bathrooms	3.5	Security	Yes	Land Size	2,684m ²
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	True		
Studies	1				
Furnished	No				

Extras

Solar Geyser Air Conditioner Fireplace Wendyhouse Jacuzzi Fiber Optic Cabling Water Tanks
Solar Panels Inverter

