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35 Main Road, Durbanville

SOLD



SOLE MANDATE

Web Ref RL12409



R5,950,000

4 3 2

**Monthly Bond Repayment** R61,415.21  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R512,307.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,725 **Monthly Rates** R2,171

### Enchanting Double-Storey Home in Avalon Estate

Sole Mandate: Nestled within the prestigious Avalon Estate, this breathtaking double-storey residence exudes the charm and mystique of a modern-day castle. Designed with distinctive architectural elements, this home captivates with its character-filled windows, high ceilings, and unique finishes, creating a warm yet regal ambiance.

At the heart of the home lies a one-of-a-kind kitchen, finished in a striking Cemcrete style, evoking the rustic elegance of an old-world farmhouse. Rich textures and earthy tones blend seamlessly, offering both functionality and timeless charm.

Upstairs, three beautifully appointed bedrooms provide a serene retreat, accompanied by two well-designed bathrooms. The main suite offers ample space, complete with a private balcony where you can savour your morning coffee, as well as a cozy fireplace...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	356m <sup>2</sup>
Land Size	591m <sup>2</sup>

#### Extras

Entrance Hall Built In Braai Double Storey Estate Covered Patio Scullery Walk In Closet  
Fireplace TV Port Wood Window Air Conditioner 24h Manned Estate