

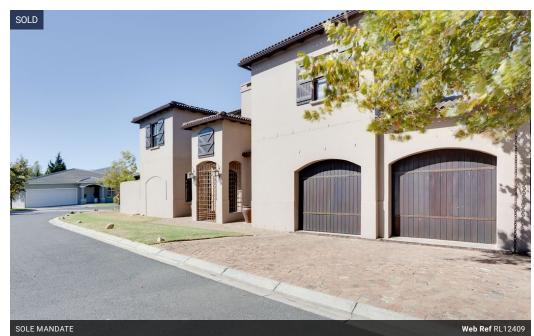


Mariska Dreyer 082 806 7872 mariskad@louwcoetzee.co.za

## Contact Louw & Coetzee **Properties**

021 0003488

35 Main Road, Durbanville











R5,950,000







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 oldworld 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		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	356m²
Bathrooms	3	Security	Yes	Land Size	591m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Studies	1				
Furnished	No				

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