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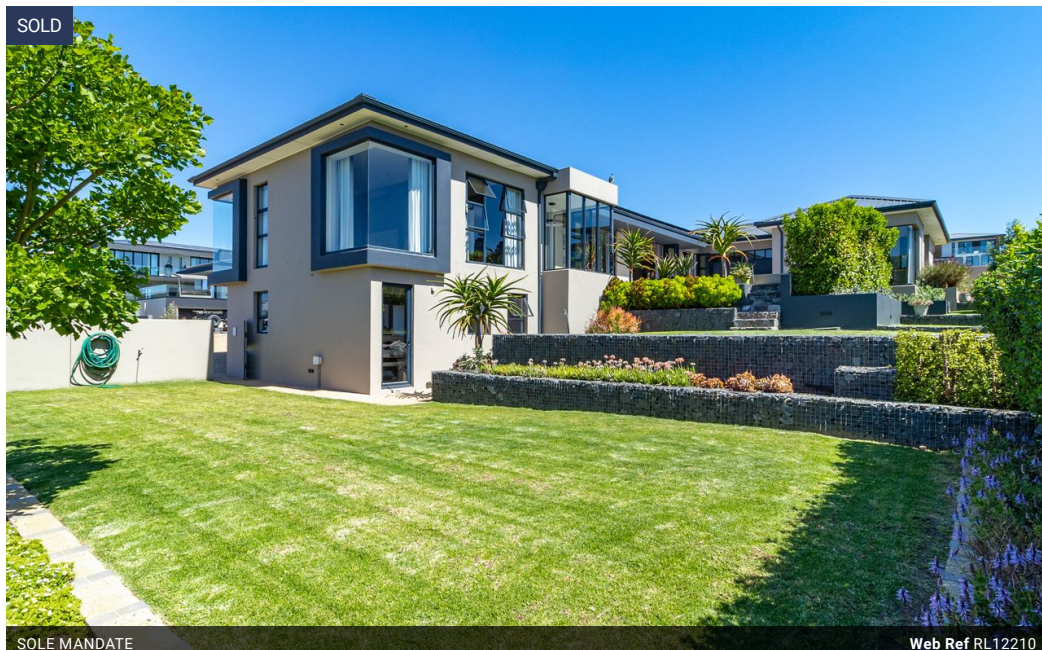
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Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

4 Bedroom House Sold in Clara Anna Fontein



SOLE MANDATE

Web Ref RL12210



R12,595,000

4 3.5 2

**Monthly Bond Repayment** R130,004.13  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,283,202.00 **Bond Costs** R99,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,270 **Monthly Rates** R4,100

### SINGLE LEVEL LIVING WITH EXCEPTIONAL QUALITY

**SOLE MANDATE:** This modern, north-facing, architecturally designed, single-level living family home with excellent finishes and a comfortable flow is located in a quiet crescent in Phase 1 of the prestigious Clara Anna Fontein Estate, on an elevated 1,040 square meter stand. It features four bedrooms (master en-suite) and a dedicated work-from-home office space (with installed work surfaces and storage cabinets).

This property embodies stylish, contemporary, luxurious, and easy family living, with a highly functional layout and excellent quality finishes. World-class facilities and amenities are available right at your doorstep!

The home offers four bedrooms, all with high-quality built-in cupboards. The air-conditioned master suite is well-proportioned, featuring walk-through cupboards and a full en-suite bathroom. The guest...

### Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	4	Garages	2
Bathrooms	3.5	Security	Yes
Kitchens	1	Pool	No
Recep. Rooms	3	Views	True
Studies	1		
Furnished	No		

#### Extras

24 Hour Manned Estate Security Estate Electric Fencing Open Stoep Built In Braai Extra Parking  
Scullery Guest Toilet Pantry Freestanding North Architect Designed TV Port Air Conditioner  
Curtain Rails Fireplace Open Plan Aluminium Window Prepaid Electricity Fibre Gas Bottle Linen  
Cupboard