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**Contact Louw & Coetzee
Properties**

021 0003488

35 Main Road, Durbanville

4 Bedroom House For Sale in Clara Anna Fontein

UNDER OFFER



SOLE MANDATE

Web Ref RL12388



R12,595,000

4 4 3

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 R3,400

Sneak Preview of an Exquisite 4 Bedroomed Family Home in Clara Anna Fontein

Sole Mandate: Welcome to your dream home, nestled in the heart of the highly sought-after Clara Anna Fontein. This stunning single-level property boasts a full North-facing view that bathes every corner in natural light, making it the ideal sanctuary for families seeking space, style, and functionality.

As you step inside, you'll be captivated by the spacious living areas characterized by open trusses that create an airy sense of height and openness. The main lounge and dining area, seamlessly connected in an open-plan layout, features air-conditioning for comfort all year round and a cozy slow combustion fireplace perfect for those cooler evenings. The adjoining braai room offers versatility, able to be fully enclosed or opened up to create one expansive living space. Experience the ultimate in indoor-outdoor entertaining as...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	3
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	426m ²
Land Size	1,258m ²

Extras

Security Estate Prepaid Electricity Solar Panels Air Conditioner Fireplace Pajama Lounge