LOUW & COETZEE
PROPERTIES

Johan de Bruyn
082 881 2011
johan@louwcoetzee.co.za

Coenrad Willemse
Non-Principal Property Practitioner
Registered with PPRA
(FFC 113 600 5)
0843856453
coenradw@louwcoetzee.co.za

Johann Rosenbrock
Non-Principal Property Practitioner
Registered with PPRA
(FFC 117 575 1)
072 222 9562
johannr@louwcoetzee.co.za

Contact **Louw & Coetzee Properties**

021 0003488

35 Main Road, Durbanville

SOLE MANDATE
Web Ref RL12407

R15,995,000

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Monthly Bond Repayment R165,098.53
Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,729,871.00   **Bond Costs** R113,285.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,400

Perfect 5-bedroom lock-up-and-go!

SOLE MANDATE - VAT INCLUSIVE therefore no transfer duty payable!

This north and east facing splendour is the perfect opportunity to form part of the sought after Clara Anna Fontein community! Estimated date of occupation -1st December 2025.

Step through the front door of this exquisite property and be captivated by the elegance that awaits.

As you ascend the stairs to the front door you discover an open-plan layout designed for seamless living and entertaining. The spacious lounge and dining area, complete with a cozy fireplace and air-conditioning, offer breathtaking views that will leave your guests in awe. Slide open the doors to the exquisite entertainment area featuring a built-in braai—perfect for gatherings—where you can effortlessly blend indoor and outdoor living.

A semi-separate pajama lounge is ideally...

Features

Pets Allowed   Yes

Interior		Exterior		Sizes	
Bedrooms	5	Garages	3	Floor Size	511m²
Bathrooms	5.5	Security	Yes	Land Size	707m²
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	True		
Furnished	No				

Extras
24-Hour Manned Entrance Hall Double Storey North Architect Designed Lifestyle Estate Extra Parking Built In Braai Pajama Lounge Guest Toilet Pantry Scullery Walk In Closet Air Conditioner Open Plan Blinds Aluminium Window Prepaid Electricity Fireplace Skylight Window Fibre