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35 Main Road, Durbanville

## 4 Bedroom House For Sale in Clara Anna Fontein



SOLE MANDATE

Web Ref RL12485



**R12,495,000**

4 3.5 3

**Monthly Bond Repayment** R128,971.94

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,272,202.00 **Bond Costs** R99,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,400 **Monthly Rates** R3,850

### Stylish Family Home with Unobstructed Views in Clara Anna Fontein

**Sole Mandate:** Ideally positioned within the prestigious Clara Anna Fontein Estate, this remarkable property offers the perfect blend of privacy and scenic beauty. Nestled beside a serene greenbelt featuring a vineyard and olive grove, and elevated on a slightly raised erf, the home enjoys uninterrupted views that enhance its sense of space, tranquility, and exclusivity.

Designed with family living and effortless entertaining in mind, the home welcomes you with warmth and elegance. Upon entering, a staircase leads you to the open-plan living areas, featuring a spacious lounge and dining room seamlessly connected to a designer kitchen. The kitchen impresses with a central island, a 5-burner gas stove, stylish cabinetry, and a separate scullery complete with laundry and pantry facilities. This functional space leads to a drying...

### Features

<b>Pets Allowed</b>		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	3	Floor Size	378m <sup>2</sup>
Bathrooms	3.5	Security	Yes	Land Size	1,028m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	True		
Studies	1				
Furnished	No				

#### Extras

Entrance Hall Pajama Lounge Scullery Covered Patio Guest Toilet Built In Braai Extra Parking Freestanding North Lifestyle Estate Modern Estate Air Conditioner TV Port 24-Hour Manned Security Estate Blinds Aluminium Window Prepaid Electricity Fibre Gas Bottle Linen Cupboard Open Plan