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35 Main Road, Durbanville

SOLD



SOLE MANDATE

Web Ref RL12303



R2,950,000

3 Bedrooms 2 Bathrooms 2 Garages

**Monthly Bond Repayment** R30,449.56  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R156,055.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R500 **Monthly Rates** R988

**Lovely Minimal-Maintenance Single-Level Home – A Rare Gem**

Sole Mandate: The entrance hall leads to a dining room that opens onto a spacious patio with breathtaking views.

The generously sized lounge is adjacent to a well-designed kitchen with a separate scullery, plus a designated laundry area in the garage equipped with a wash trough.

The braai room offers direct access through sliding doors to the private garden.

The main bedroom is spacious and features ample cupboards and its own en-suite bathroom. Two additional bedrooms share a full family bathroom.

This home includes a double garage, guest parking, and a pet-friendly, low-maintenance landscaped garden complete with water tanks.

Situated in a sought-after estate with low levies, this property is one of only 12 exclusive homes.

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 4  
Furnished No

**Exterior**

Garages 2  
Security Yes  
Pool No  
Views False

**Sizes**

Floor Size 170m<sup>2</sup>  
Land Size 429m<sup>2</sup>

**Extras**

Entrance Hall Scullery Covered Stoep Built In Braai Single Storey Gated Community North Conventional Fireplace TV Port Aluminium Window Prepaid Electricity Burglar Bars Intercom Security Gate Electric Gate