

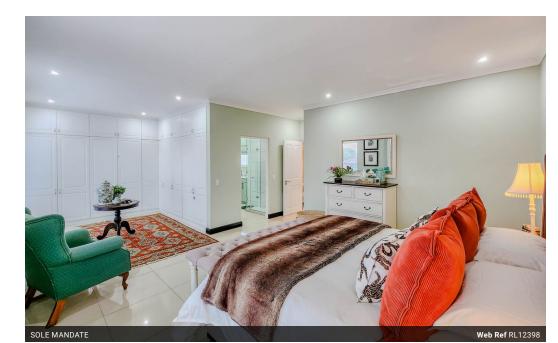


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Contact Louw & Coetzee **Properties**

021 0003488

35 Main Road, Durbanville











R7,750,000







Calculated over 20 years at 11% with no deposit.

Monthly Bond Repayment R79,994.60

Transfer Costs R721,728.00 Bond Costs R75,285.00

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

Monthly Levy R3,092 Monthly Rates R2,223

Rare find in 24H Manned Security Estate

Mini Show House: Thursday 3 April 2025 from 18:00 - 19:00

Sole Mandate: Beautifully upgraded family home in Popular Vygeboord Village, Manned Security Estate.

In pristine condition with top finishes.

A Kitchen with a true wow -factor with stacker doors opening to $\ensuremath{\mathsf{pool}}$.

3 Spacious Open plan Reception Areas.

Excellent accommodation with 4 bedrooms, 3 bathrooms (2 en-suite) and guest toilet.

BONUS FEATURE: Office / Study / Workroom

Communal Borehole and beautiful park in middle of estate.

Live close to all access routes, amenities & excellent while enjoying the privacy of a manned security estate.

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	351m²
Bathrooms	3.5	Security	Yes	Land Size	576m ²
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				

Entrance Hall Guest Toilet Scullery Built In Braai Covered Patio Double Storey Security Estate Modern Open Plan Blinds TV Port Fireplace Sun room Washing Line Linen Cupboard Communal Borehole