



Pieter De Swardt
083 460 8137
pieter@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12398



R7,750,000

4 3.5 2

Monthly Bond Repayment R79,994.60
Calculated over 20 years at 11% with no deposit.

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 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

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	351m ²
Land Size	576m ²

Extras

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