



**Pieter De Swardt**  
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Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12317



R3,645,000

**Monthly Bond Repayment** R37,623.27  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R239,832.00    **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,091

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**A HOUSE WITH A TRUE WOW FACTOR!**

Sole Mandate: Where else will you get at this price a house with.....

- 2 Indoor Braais
- Pizza Oven
- Slow Combustion Fireplace
- 4 Bedrooms & 3 Bathrooms.(2 en-suite)
- 5 Entertainment Areas
- A Beach Pool & Synthetic Lawn in Backyard

AND BEST OF ALL: OCCUPATION ON 1 FEB 2025 (t's & c's apply)

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms 4  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 5  
Furnished No

**Exterior**

Garages 2  
Security Yes  
Pool Yes  
Views False

**Sizes**

Floor Size 235m<sup>2</sup>  
Land Size 782m<sup>2</sup>

**Extras**

Air Conditioner Fireplace Water Tanks Gas Bottle Washing Line

