



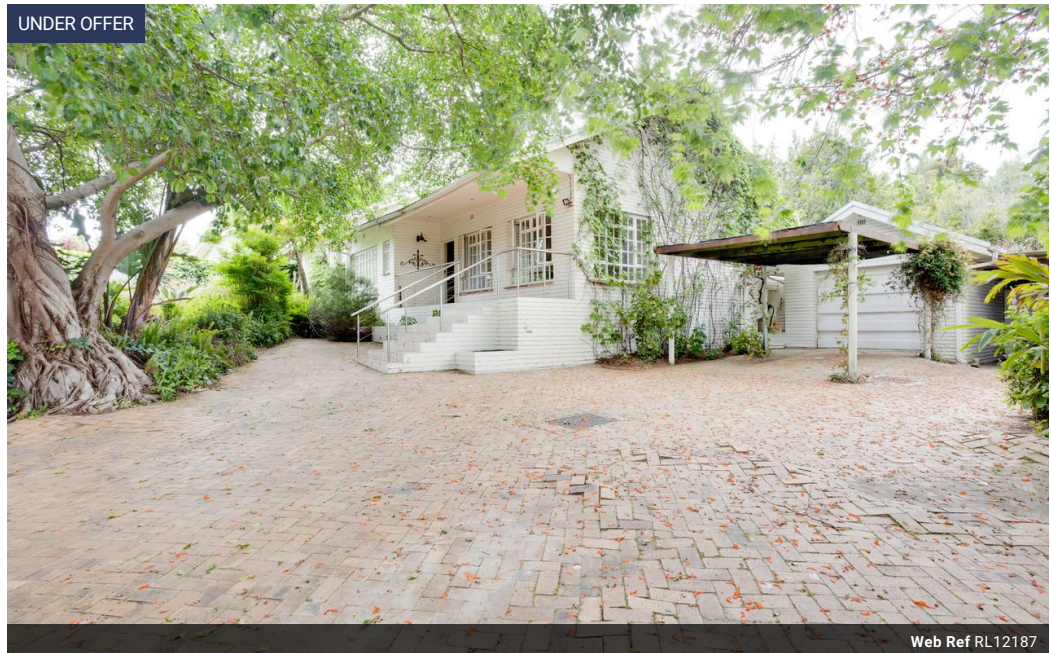
**Jan Potgieter**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 099 676 9)  
072 723 3250  
janp@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

UNDER OFFER



Web Ref RL12187



R4,180,000

3 2.5 1

**Monthly Bond Repayment** R43,145.47  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R303,474.00 **Bond Costs** R53,495.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,700

**Renovator's Dream – Prime Location in Valmary Park!**

This charming family home, nestled in the heart of the highly sought-after Valmary Park, is a rare find! With its unbeatable location, this property is brimming with potential for those ready to bring their vision to life.

3 Spacious Bedrooms featuring beautiful, original solid wooden floors that exude timeless character.  
2.5 Bathrooms offering great convenience for family living.  
Open-Plan Living Areas with abundant natural light, perfect for entertaining and family gatherings.  
A Separate Lounge adds extra space for relaxation or quiet retreats.  
Seamless flow to the Outside Patio and lush Garden—ideal for outdoor dining, gardening, or simply enjoying the serene environment.  
Breathtaking Landscaped Garden with mature trees, providing a tranquil sanctuary right at your doorstep.  
This is a home with great bones and an...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Land Size	1,983m <sup>2</sup>
Bathrooms	2.5	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	False		
Studies	1				
Furnished	No				

**Extras**

Entrance Hall Guest Toilet Scullery Extra Parking Freestanding Conventional North Built In Braai Blinds Wood Window Jetmaster Thermowood Shutters

