



**Anneke Snyman**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 124 211 8)  
0825670991  
annekes@louwcoetzee.co.za



**Marlize Smith**  
Non-Principal Property Practitioner  
Registered with PPRA

(FFC 074 949 5)  
0825784641  
marlizes@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

UNDER OFFER



Web Ref RL12372



R3,099,000

3 2 2

**Monthly Bond Repayment** R31,987.52  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R173,269.00 **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R975

### Spacious Family Home with Endless Potential

Nestled in a quiet, sought-after neighborhood, this charming three-bedroom, two-bathroom home offers the perfect blend of space, functionality, and opportunity. Designed for effortless entertaining, the open-plan kitchen—complete with a separate scullery—flows into the living and dining areas, creating a warm and welcoming atmosphere. A dedicated indoor braai room adds to the home's entertainment appeal, seamlessly extending onto a covered patio and a generous garden.

Outside, the established garden offers ample space for relaxation, with a splash pool providing the perfect retreat on warm summer days. The property also features a double garage with direct access, as well as an additional carport for extra parking. A Wendy house provides versatile storage or workspace options, while a JoJo tank ensures efficient water...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages 2  
Security Yes  
Dom. Accom. 1  
Pool Yes  
Views False

#### Sizes

Floor Size 210m<sup>2</sup>  
Land Size 670m<sup>2</sup>

#### Extras

Fiber Optic Cabling Water tanks