



#### Andre Cilliers

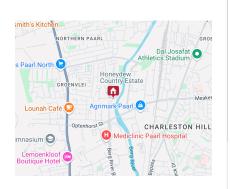
Non-Principal Property Practitioner Registered with PPRA (FFC 070 906 8)

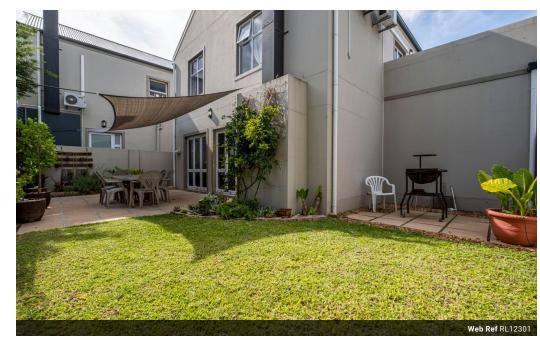
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## Contact Louw & Coetzee **Properties**

021 0003488

35 Main Road, Durbanville













R3,299,000







Monthly Bond Repayment R34,051.90 Calculated over 20 years at 11% with no deposit.

Transfer Costs R197,437.00 Bond Costs R45,955.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1,560 Monthly Rates R2,200

# Stunning Four-Bedroom House Close to Schools and Amenities

This lovely four-bedroom house in Honeydew Country Estate is perfect for growing families or those seeking a convenient lock-upand-go lifestyle.

The home features spacious rooms and a beautiful private garden with scenic views of Du Toitskloof.

Honeydew Country Estate offers 24-hour manned security and fantastic amenities, including an outdoor gym, soccer field, communal swimming pool, putt-putt course, tennis wall, and two dog parks.

The estate is conveniently located near Paarl Gymnasium, Paarl Hospital, Medi-Clinic, and the new Optenhorst Shopping Centre.

# **Features**

| Pets Allowed | Yes |          |      |           |       |
|--------------|-----|----------|------|-----------|-------|
| Interior     |     | Exterior |      | Sizes     |       |
| Bedrooms     | 4   | Garages  | 2    | Land Size | 279m² |
| Bathrooms    | 2.5 | Security | Yes  |           |       |
| Kitchens     | 1   | Pool     | Yes  |           |       |
| Recep. Rooms | 2   | Views    | True |           |       |
| Furnished    | No  |          |      |           |       |

### **Extras**

24-Hour Manned Entrance Hall Extra Parking Guest Toilet Double Storey Security Complex Open Plan Aluminium Window Prepaid Electricity Fibre