



Jessica Kolver-Louw
Non-Principal Property Practitioner
Registered with PPRA (FFC FFC -11 705 81)
0748882132
jessica@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12430



R8,895,000

3 2.5 2

Monthly Bond Repayment R91,813.16
Calculated over 20 years at 11% with no deposit.

Transfer Costs R853,664.00 **Bond Costs** R80,035.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R4,385 **Monthly Rates** R3,745.5

Modern Elegance in Uitgezocht Lifestyle Boutique Estate

Sole Mandate: Step into a world of sophisticated living with this exquisite three-bedroom, two-and-a-half-bathroom home, perfectly positioned within the prestigious Uitgezocht Lifestyle Boutique Estate. Designed with seamless flow and modern luxury in mind, this home offers the perfect balance of comfort, style, and effortless entertainment.

At the heart of the home, an open-plan dining and living area invites warmth and connection, bathed in natural light to enhance its spacious feel. The space extends gracefully onto a covered patio, where a sparkling pool and tranquil surroundings create an idyllic indoor-outdoor retreat—perfect for family gatherings and stylish soirées.

The sleek kitchen, anchored by a contemporary island, blends elegance with functionality, making it a dream for both home chefs and entertainers...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	267m ²
Land Size	720m ²

Extras

CCTV Electric Fencing Freestanding Estate South Architect Designed Gas Indoor Fireplace Smeg Oven Entrance Hall Built In Braai Scullery Covered Patio Guest Toilet Air Conditioner Blinds Aluminium Window Fibre Satellite Dish