



**Susann Schoombee**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 008 948 5)  
083 460 4422  
susanns@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 3 Bedroom House Sold in Kleinbosch

SOLD



SOLE MANDATE

Web Ref RL12308



**R2,990,000**

3 2 1

**Monthly Bond Repayment** R30,862.43

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,255.00 **Bond Costs** R42,185.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,433

**Exceptional value in a tranquil location!**

Sole Mandate: Safety is a hallmark of this neighborhood where children still ride their bikes and play in community parks.

Parks and green spaces abound, providing ample opportunities for outdoor activities, while nearby schools, shopping centers, and medical facilities make life easy for the whole family.

Nestled in a cul-de-sac, this charming home offers comfort and convenience, perfect for families or first-time homeowners.

The property features 3 open-plan living rooms, a study, 3 generous bedrooms, and two modern bathrooms, ensuring comfort for its residents.

The kitchen is an integral part of this home with a large separate laundry that can accommodate all your valued extra appliances.

The garage has room for storage, and the carport is also securely gated. The paved driveway offers extra parking. The walled garden...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Floor Size	152m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	408m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	False		
Furnished	No				

### Extras

Entrance Hall Built In Braai Extra Parking Freestanding Contemporary Blinds Aluminium Window Prepaid Electricity Electrical Geysers Satellite Dish Fibre Security Gate Outside Lights