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35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12434



**R4,350,000**

4 3.5

**Monthly Bond Repayment** R44,900.20  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R324,341.00 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,200

### VERSATILE HOME IN A PROMINENT POSITION

Sole Mandate: Amazing spaces offering excellent flexibility of use!

This spacious home provides a possible workspace or is ideal for a large or extended family.

The five living areas on the ground floor seamlessly interlink with the kitchen and flow to the wind-protected, private pool area.

The large fifth living room can be utilized as a work-from-home space or a bachelor flat.

The centrally located modern kitchen features ample workspace, storage, an "eat-in" counter, and a central island.

The scullery provides space for additional appliances and serves as an excellent food preparation area.

The four bedrooms are unusually large and offer plenty of storage.

Two of the bedrooms have en-suite bathrooms.

Additional Features:

\* Gated, secure parking for four cars

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	5
Furnished	No

#### Exterior

Carports / Parkings	4
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	331m <sup>2</sup>
Land Size	652m <sup>2</sup>

#### Extras

Freestanding Entrance Hall Guest Toilet Built In Braai Double Storey Street Front Contemporary Blinds Secure Parking Aluminium Window Prepaid Electricity Built In Bar Wall Heating Panels Intercom Burglar Bars Electric Gate