



**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



Web Ref RL12460



R5,110,000

4 4 2

**Monthly Bond Repayment** R52,744.83  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R419,907.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

**CLASSIC HOME WITH FLATLET IN WELGELEGEN 2.**

This home offers an excellent position in this very popular area.

The Living areas are spacious and all connects with the kitchen and braai-room.

The dedicated study is situated off the entrance hall.

A Huge Family room, with fireplace , leads off the entrance and interconnects with the Kitchen as well as the Flatlet .

The Main living room consists of a formal sunken area with and open plan dining-room. These rooms interlink with the kitchen and an open dining area and the Lapa style thatched braai-room that can accommodate a large counterspace as well as a pool table. The braai room opens to the north-facing pool area.

The Main bedroom is spacious and have a full En Suite Bathroom as well as an enclosed garden space with a spa-bath. Sliding doors open to the Braai-room.

2 Double bedrooms have access to the 2 family...

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms 4  
Bathrooms 4  
Kitchens 1  
Recep. Rooms 4  
Studies 1  
Furnished No

**Exterior**

Garages 2  
Security Yes  
Pool Yes  
Views False

**Sizes**

Floor Size 334m<sup>2</sup>  
Land Size 872m<sup>2</sup>

**Extras**

Burglar Bars Alarm System Indoor Beams Outdoor Beams Irrigation System Fireplace Wendy House Fibre Jacuzzi Aluminium Window Blinds

