



Andriess Schoeman
0822212873
andriess@louwcoetzee.co.za



Mari Marais
Non-Principal Property Practitioner
Registered with PPR (FFC 105 514 7)
0829273248
marim@louwcoetzee.co.za

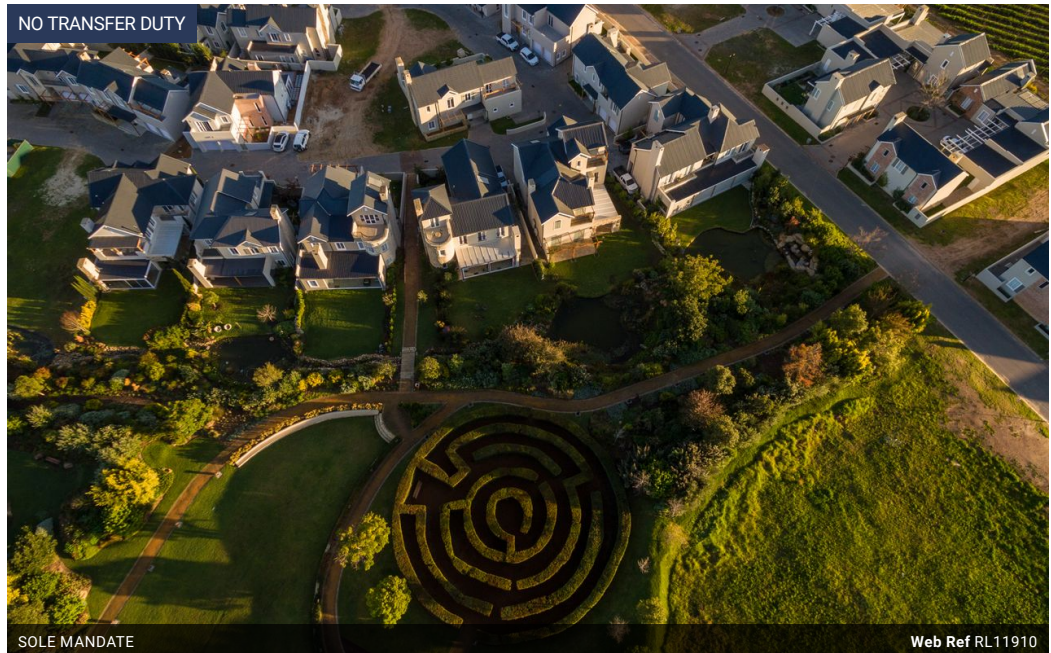


Jan Schoeman
0637714940
jans@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



R5,927,000

3 2 2

Monthly Bond Repayment R61,177.81
Calculated over 20 years at 11% with no deposit.

Transfer Costs R509,777.00 **Bond Costs** R65,785.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Final opportunity to own a plot and plan family home!

Nestled adjacent to the village park, the largest remaining own-title plot in Nooitgedacht Village is now available. This exclusive south-facing plot offers a prime location with ample space to build your dream home, featuring a bespoke floor plan ranging between 200 m² and 300 m².

This plot accommodates a generous 3-bedroom, 2-bathroom home, complete with 2 garages and a large balcony that captures the stunning surroundings. The open-plan design seamlessly integrates the kitchen, dining, and lounge areas, flowing out to a covered braai patio—ideal for effortless entertaining. Personalise the floor plan to your preferences and make this your perfect sanctuary within the idyllic estate.

Residents of Nooitgedacht Village enjoy access to exclusive amenities, including:
- 24-hour manned security
- Electrified perimeter fencing
- ...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	200m ²
Bathrooms	2	Security	Yes	Land Size	387m ²
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				

Extras
Built In Braai Double Garage Covered Patio Security Estate Winelands

