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35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12417



**R6,900,000**

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**Monthly Bond Repayment** R71,221.00  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R622,766.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,661

### Charming Family Home in Sought-After Paradyskloof

Sole Mandate: Opportunities like this don't come around often! This is your chance to own a home in the popular Paradyskloof and transform it into your dream residence.

Nestled in a prime location, this north-facing family home offers the perfect balance of tranquility and convenience.

Bordering a greenbelt and just minutes from world-class wine farms, Eden Forest, and the shopping delights of Stellenbosch Square, this property is a rare find.

Step inside and experience the inviting warmth of a home that flows effortlessly from room to room.

Upstairs, a spacious loft-style bedroom with its own study is bathed in natural light. It features a private deck with breathtaking views of Table Mountain. This versatile space can easily be enclosed and converted into an Airbnb, providing a fantastic income opportunity.

Wine...

### Features

**Pets Allowed** Yes

Interior	
Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	2
Security	Yes
Pool	Yes
Views	False

Sizes	
Floor Size	268m <sup>2</sup>
Land Size	875m <sup>2</sup>

### Extras

Entrance Hall Double Storey North Open Plan Walk In Closet Extra Parking Built In Braai Covered Patio Pantry Guest Toilet Fireplace Wood Window Satellite Dish Linen Cupbaard