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35 Main Road, Durbanville

4 Bedroom House For Sale in Oude Westhof



Web Ref RL12259



**R8,500,000**

4 4 2

**Monthly Bond Repayment** R86,294.46

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R810,214.00 **Bond Costs** R80,035.00

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

**Monthly Levy** R473 **Monthly Rates** R2,600

### Elegant 4-Bedroom Family Home with Scenic Views in Oude Westhof

Welcome to this beautifully designed home, perfect for family living and entertaining with a true "wow" factor.

Great opportunity:

R 7 395 000 plus VAT with no transfer fees payable or otherwise stated

The spacious, airy layout offers an open-plan living and dining area with a cozy fireplace, adjoining a large braai room, all flowing seamlessly to the outdoor entertainment area and pool, complete with beautiful views.

The well-equipped kitchen, featuring a central island, is the heart of the living areas, and offers the convenience of a separate scullery and laundry.

Down the passage, the main en-suite bedroom boasts a large dressing room and an open-plan bathroom filled with natural light. There are two additional generously sized bedrooms, each with its own dressing room and bathroom, plus a fourth bedroom with an family...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	295m <sup>2</sup>
Land Size	856m <sup>2</sup>

#### Extras

Entrance Hall Scullery Extra Parking Open Stoep Single Storey North Architect Designed Open Plan TV Port Fireplace Aluminium Window Prepaid Electricity Fibre Solar Geysers with high/Low Pressure Electric Gate Intercom Outside Lights