



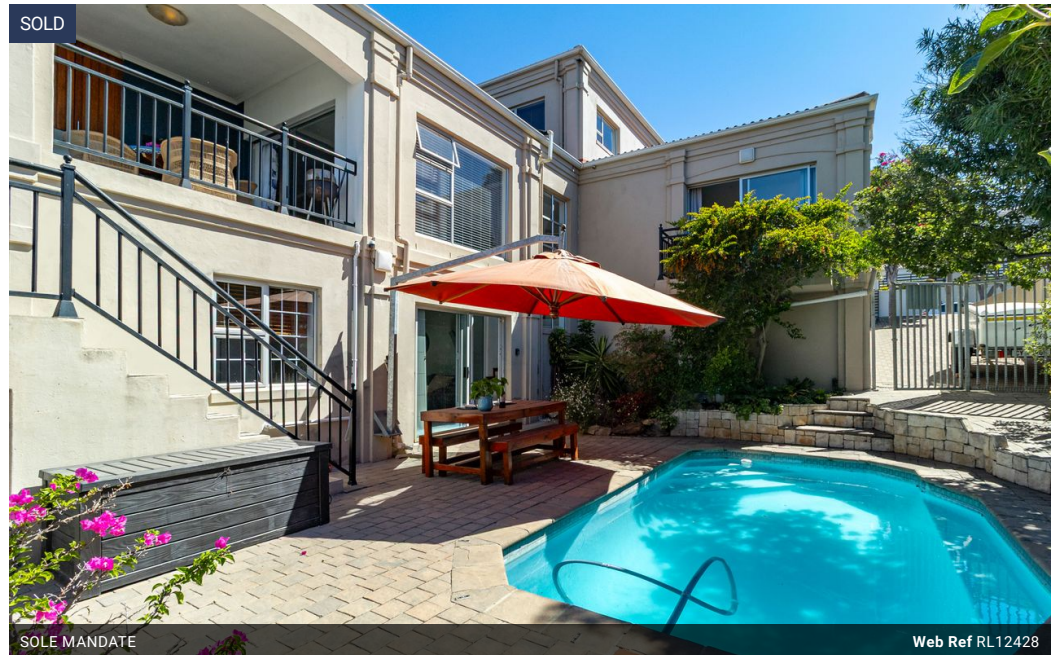
Sandra Du Toit
Non-Principal Property Practitioner
Registered with PPRA (FFC 014 910 0)
0834498268
sandrada@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

3 Bedroom House Sold in Oude Westhof



R5,250,000

3 2.5 2

Monthly Bond Repayment R53,299.52

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R435,307.00 **Bond Costs** R65,785.00

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

Monthly Rates R2,379

Loads of Character & Unobstructed Views

Sole Mandate: This delightful family home is centrally situated in a popular neighborhood, close to all amenities, great schools, and parks.

Upon entering, guests are welcomed by a breathtaking view of the Boland Mountains, inviting them into the open-plan living area. The space features a fireplace and flows effortlessly onto a covered balcony with a built-in braai. The dining room and kitchen blend seamlessly with the living area, while the separate scullery is conveniently positioned to accommodate all appliances.

The main en-suite bedroom opens onto a private balcony, offering lovely views. Located on the same level as the living areas, it ensures the convenience of single-level living. A fitted study is situated on the top floor, easily accessible from the front door.

Downstairs, two additional bedrooms are privately...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	273m ²
Land Size	704m ²

Extras

Freestanding Entrance Hall Built In Braai Double Storey East Tuscan Guest Toilet Covered Patio TV Port Scullery Open Plan Blinds Fireplace Aluminium Window Prepaid Electricity Fibre Wall Heating Panels Burglar Bars Alarm System Security Gate