



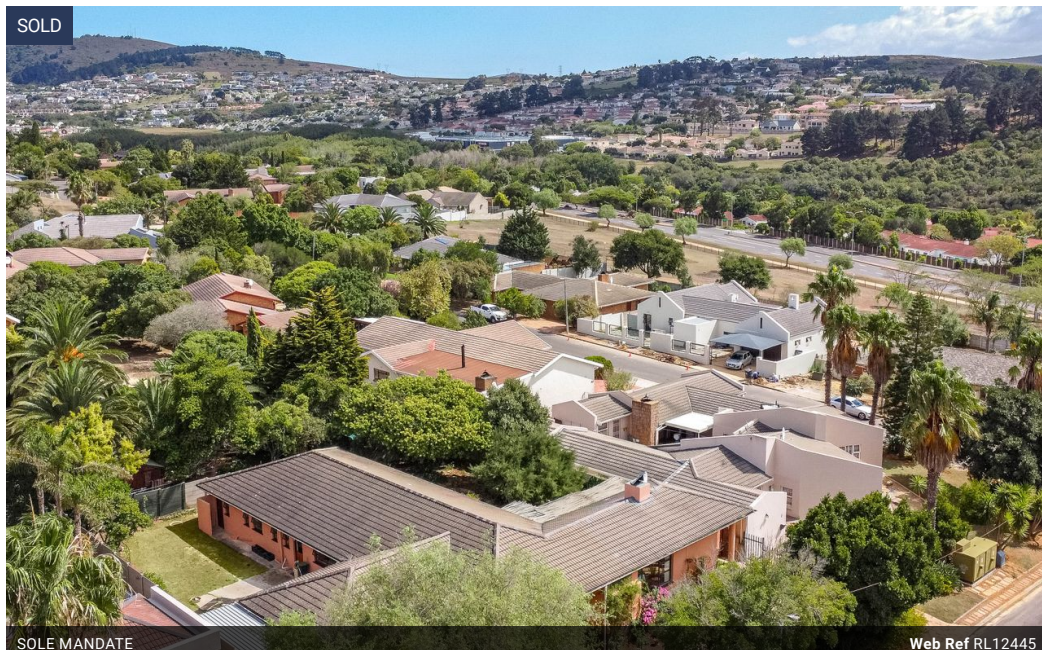
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Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville

## 5 Bedroom House Sold in Protea Valley



**R4,298,000**

🛏 5 🚿 3 🚗 2

**Monthly Bond Repayment** R43,634.54

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R318,621.00 **Bond Costs** R55,380.00

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

**Monthly Rates** R1,809

### 5 Bedroomer / Dual Living Potential

Sole Mandate: Excellent Investment in Popular Protea Valley.

Spacious, in pristine condition & north-facing.

Ideal for practical living & entertainment with 4 free-flowing entertainment areas.

EXCELLENT ACCOMMODATION :

\* 5 Beds & 3 Baths

\* OR

\* 4 Beds & Flat Potential of 1 bed + En-Suite + Own Lounge + Own Entrance

Fully Walled Beautifully Landscaped Garden.

Ample Parking with 2 garages (direct access) & Carport

BONUS : Most of the window frames changed to aluminium & new alarm system.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	285m <sup>2</sup>
Land Size	896m <sup>2</sup>

#### Extras

Freestanding Residential Entrance Hall Scullery Built In Braai Carport Extra Parking Single Storey Blinds Open Plan Prepaid Electricity Air Conditioner Fibre Wood Window Electric Gate Alarm System Outside Toilet Aluminium Windows