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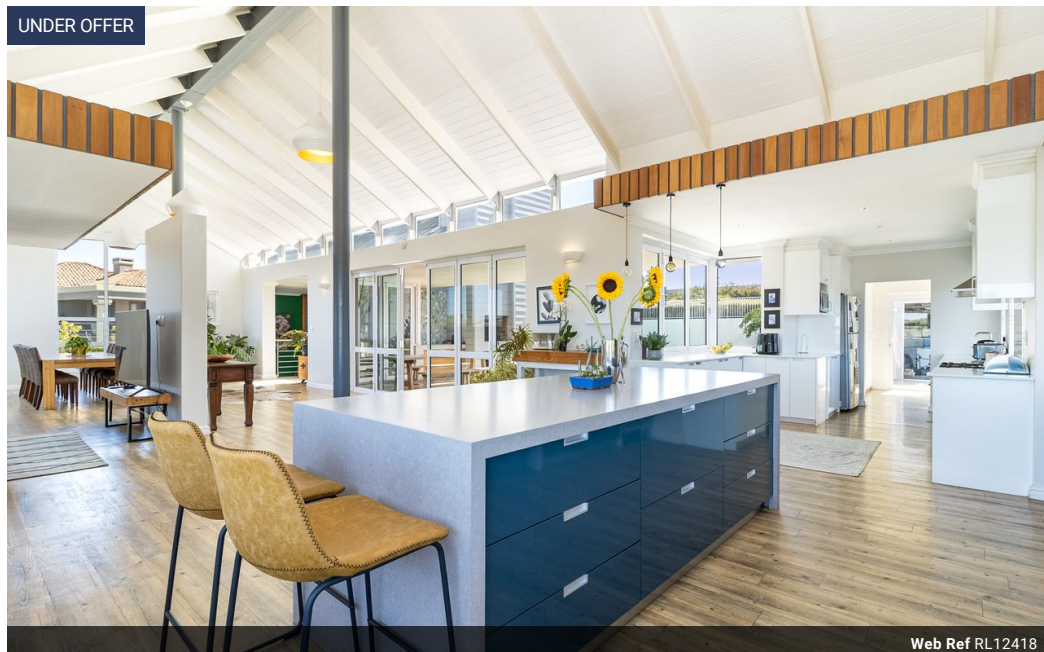
Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 4 Bedroom House For Sale in Van Riebeeckshof

UNDER OFFER



Web Ref RL12418



R9,950,000

4 4.5 3

**Monthly Bond Repayment** R101,015.28

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R975,176.00 **Bond Costs** R84,785.00

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

**Monthly Levy** R330 **Monthly Rates** R4,200

### A Touch of Class – Exquisite Living in Van Riebeeckshof

**Sole Mandate:** This exceptional property stands out for its prime location and stunning architectural design. Designed for effortless entertaining, the open-plan living areas boast high truss ceilings, expansive windows, and stacker doors that seamlessly connect to a covered braai patio with a pizza oven and a sparkling pool area. The braai room flows beautifully into the rest of the living space, complementing the gourmet kitchen.

The home offers three spacious en-suite bedrooms plus a dedicated study, while a fourth en-suite bedroom with a private lounge presents the perfect opportunity for a self-contained flatlet.

**Additional Features:**

- \* 4th Bedroom can be converted into flatlet
- \* CCTV Cameras, Electric Fencing & Alarm System with Beams
- \* Solar Panels for the Geyser & Battery Inverter
- \* Multiple Versatile Rooms

Nestled in...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	4	Garages	3	Floor Size	563m <sup>2</sup>
Bathrooms	4.5	Security	Yes	Land Size	3,026m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	True		
Studies	1				
Furnished	No				

### Extras

Walk In Closet Open Plan Covered Patio Pizza Oven Built In Braai Double Storey Aluminium Window Freestanding Guest Toilet

