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**Coenrad Willemse**  
Non-Principal Property  
Practitioner  
Registered with PPRA

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**Sandra Du Toit**  
Non-Principal Property  
Practitioner  
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**Contact Louw & Coetzee  
Properties**

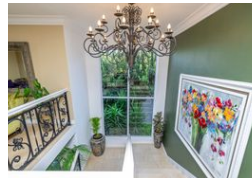
**021 0003488**

35 Main Road, Durbanville

## 5 Bedroom House For Sale in Welgedacht



Web Ref RL12579



**R10,999,000**



5



3.5



3

**Monthly Bond Repayment** R111,665.03

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,096,717.00 **Bond Costs** R89,535.00

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

**Monthly Levy** R3,410 **Monthly Rates** R5,392

### Well-Designed Family Home in Sought-After Estate

Located in the prestigious Welgedacht Estate, this spacious home offers elegant and comfortable living in a serene, secure setting. Upon entering through the stylish glass swivel door, you're greeted by a sophisticated entrance hall featuring a charming indoor garden nook that sets the tone for the rest of the home.

The main living areas are all conveniently situated on one level. They include a separate formal lounge, a cozy family room with a fireplace, and a versatile entertainment area that flows seamlessly onto a covered patio. From here, you can enjoy stunning views of the Bolandberg Mountains. The entertainment space also connects to a braai room complete with a built-in bar, which leads out to the pool and garden—perfect for relaxed outdoor gatherings.

The covered patio, fitted with a built-in braai, creates an ideal...

### Features

<b>Pets Allowed</b>		Yes	
<b>Interior</b>		<b>Exterior</b>	
Bedrooms	5	Garages	3
Bathrooms	3.5	Security	Yes
Kitchens	1	Pool	Yes
Recep. Rooms	5	Views	True
Furnished	No		
		<b>Sizes</b>	
		Floor Size	650m²
		Land Size	1,120m²
<b>Extras</b>			
Security Estate Gunite Pool Air Conditioner Built In Bar Linen Cupboard Fibre Aluminium Window Tiled Floors Laminated Floors Fireplace Breakfast Nook Blinds Entrance Hall Balcony Covered Built In Braai			