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**Contact Louw & Coetzee
Properties**

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35 Main Road, Durbanville

3 Bedroom House For Sale in Welgedacht



SOLE MANDATE

Web Ref RL12673



R5,750,000

3 3 3

Monthly Bond Repayment R57,406.84

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R490,478.00 **Bond Costs** R65,785.00

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

Monthly Levy R3,070 **Monthly Rates** R2,450

Versatile Family Home with Expansion Potential

Sole Mandate. Nestled in the highly sought-after Welgedacht Estate — renowned for its established charm, lush parks, and serene walkways — this home offers the perfect blend of comfort, versatility, and potential. With a brand-new entrance currently underway, the Estate is set to become even more impressive, adding further value to your investment.

Currently offering 3 bedrooms, 3 bathrooms, 2 living areas, and 3 garages, this property also presents a unique opportunity to extend into a 4-bedroom home with a pajama lounge or even a spacious 5-bedroom family residence at minimal cost.

The lower level boasts a spacious open-plan lounge and dining area, with built in braai, that flows seamlessly onto a covered deck with an outdoor braai and breathtaking views. This space is complemented by the kitchen with a scullery and...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	3	Floor Size	292m ²
Bathrooms	3	Security	Yes	Land Size	757m ²
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	True		
Studies	1				
Furnished	No				

Extras

24-Hour Manned Entrance Hall Built In Braai Scullery Covered Patio Pantry Double Storey
Above Road Security Estate Cottage Style Blinds Open Plan TV Port Wood Window Prepaid
Electricity Fibre Gas Bottle