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35 Main Road, Durbanville

4 Bedroom Freehold For Sale in Clara Anna Fontein



SOLE MANDATE

Web Ref RL12629



R11,495,000

Monthly Bond Repayment R116,700.57

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,156,739.00 **Bond Costs** R94,285.00

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

Monthly Levy R3,400 **Monthly Rates** R5,000

4 3.5 2

Spacious, Single level, North-Facing and Secure!

This spacious, north-facing family home in the coveted Clara Anna Fontein Lifestyle Estate is a rare find, offering privacy and security on a level panhandle plot. From the moment you step through the elegant glass front door, you are greeted by expansive living spaces and top-notch finishes throughout. On one side of the home, you'll find a generous entertainment area with a built-in braai that overlooks the lush front garden. Glass sliders open to the pool and covered patio, providing a seamless transition between indoor and outdoor living.

The large lounge and dining areas are bathed in natural light thanks to oversized windows, while open trusses create a sense of added space. The living areas flow into the beautifully landscaped garden and pool area, which is ideal for family gatherings or relaxing outdoor moments. The...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	332m ²
Land Size	1,214m ²

Extras

Security Estate Entrance Hall Laundry Built In Braai Prepaid Electricity Solar Geyser Solar Heating Solar Panels Fibre water tanks Linen Cupboard