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**Contact Louw & Coetzee Properties**

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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<sup>2</sup>  
Land Size 1,214m<sup>2</sup>

### Extras

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