



Johan de Bruyn
082 881 2011
johan@louwcoetzee.co.za



Johann Rosenbrock
Non-Principal Property Practitioner
Registered with PPRA (FFC 117 575 1)
072 222 9562



Coenrad Willemsse
Non-Principal Property Practitioner
Registered with PPRA

(FFC 113 600 5)

0843856453

coenradw@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

4 Bedroom House For Sale in Clara Anna Fontein



Web Ref RL11740



R25,650,000

4 4.5 3

Monthly Bond Repayment R260,406.23

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R3,006,871.00 **Bond Costs** R132,285.00

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

Monthly Levy R3,400 **Monthly Rates** R4,000

WHERE GLASS, STONE AND CONCRETE COLLIDE - PERFECT PLOT-AND-PLAN OPPORTUNITY WITH INCREDIBLE VIEWS IN

Joint mandate. Transfer costs are only payable on the plot, therefore, you save THOUSANDS!

Building process is underway! This excellent North facing, plot-and-plan opportunity is positioned in a close overlooking a park area in Phase 1 of the stunning and secure Clara Anna Fontein Lifestyle Estate, offering the design and accommodation of your dreams.

Designed for the family that loves to entertain, this family home offers all the space you need!! The lower level offers 4 living areas that consist of the open-plan lounge and dining room (with fireplace) and the 2nd dining room that forms part of the entertainment area with built-in braai. The flow from all the living areas is exceptional - integrating indoor and outdoor living, flowing into the beautifully landscaped area with sparkling pool and large outdoor entertainment...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	5
Studies	1
Furnished	No

Exterior

Garages	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

Sizes

Floor Size	602m ²
Land Size	1,000m ²

Extras

24-Hour Manned Entrance Hall Pajama Lounge Extra Parking Built In Braai TV Port Fireplace
Air Conditioner Aluminium Window Prepaid Electricity Study Nook Fibre Solar Panels