



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



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

(FFC 113 600 5)

0843856453

coenradw@louwcoetzee.co.za



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

johannr@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 6 Bedroom House For Sale in Clara Anna Fontein



SOLE MANDATE

Web Ref RL11850



**R16,995,000**

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**Monthly Bond Repayment** R175,420.42

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,865,334.00 **Bond Costs** R118,035.00

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

**Monthly Levy** R3,400 **Monthly Rates** R6,300

**Luxurious 6-bedroom executive family home for those who demand nothing but the best!**

Sole Mandate. Located in the prestigious Clara Anna Fontein Lifestyle Estate, this property offers unparalleled security with around-the-clock surveillance. The house itself boasts luxurious amenities and modern finishes, providing a lifestyle upgrade for discerning buyers. Don't miss out on the opportunity to call this house your home.

Prepare to be captivated by the grandeur of this magnificent home as you pass through the intricately manicured landscape garden, leading you to the majestic front door that welcomes you inside. Designed for seamless entertainment and a comfortable lifestyle, the living areas include an open plan summer and winter lounge, a formal dining room, and two slow combustion fireplaces and a separate family room. The entertainment area, complete with a built-in braai, cupboards, ample working space,...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	5.5
Kitchens	1
Recep. Rooms	6
Studies	1
Furnished	No

#### Exterior

Garages	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	671m <sup>2</sup>
Land Size	1,380m <sup>2</sup>

#### Extras

Security Estate Prepaid electricity Solar Panels Air Conditioner Fireplace Pajama Lounge Fiber Optic Cabling Gas Bottles Linen Cupboard