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Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville

## 4 Bedroom House Sold in Clara Anna Fontein

SOLD



SOLE MANDATE

Web Ref RL12014



R17,495,000

4 4.5 3

**Monthly Bond Repayment** R177,614.31

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,930,334.00 **Bond Costs** R118,035.00

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

**Monthly Levy** R3,400 **Monthly Rates** R4,250

### A Masterpiece of Contemporary Luxury Living

Perched in the prestigious Clara Anna Fontein Estate, this home offers the pinnacle of luxury for those who seek only the best. As you arrive, the landscaped garden and striking façade give a glimpse of the elegance inside. The home is sold unfurnished, but for those interested, the high-end décor and custom furniture are available for purchase separately.

Step inside and admire the open-plan layout, with high ceilings, automated luxury curtains, and bespoke finishes throughout. A double-sided slow combustion fireplace separates the lounge and dining area, creating a cozy yet refined atmosphere. Modern technology is integrated seamlessly, with an Amazon Alexa system that allows voice control over the home. The house also features a full solar system with backup batteries, ensuring uninterrupted power. Double glazing and...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	3	Floor Size	562m <sup>2</sup>
Bathrooms	4.5	Security	Yes	Land Size	1,355m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	5	Views	True		
Studies	1				
Furnished	No				

#### Extras

Prepaid Electricity Solar Geyser Solar Panels Solar Heating Heat Pump Air Conditioner  
Fireplace Intergrated Sound Sytem Surround Sound Sytem Sky Lights Built In Bar Study Nook  
Pajama Lounge Fiber Optic Cabling Water Tanks Gas Bottle Linen Cupboard 24 Hour Access