



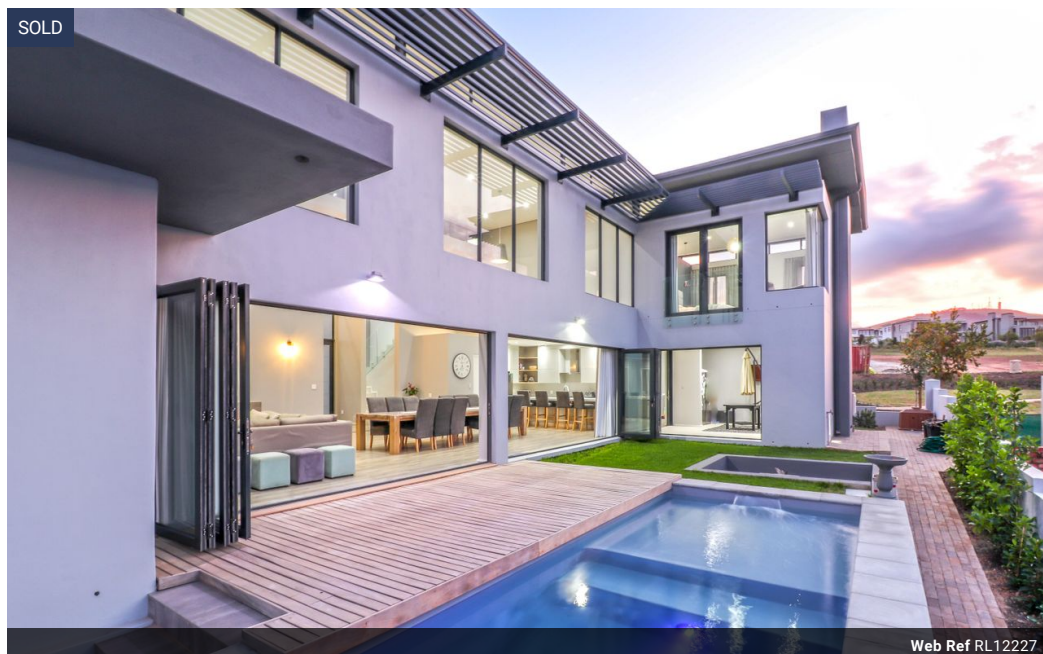
Johan de Bruyn
082 881 2011
johan@louwcoetzee.co.za

Contact Louw & Coetzee
Properties

021 0003488

35 Main Road, Durbanville

4 Bedroom House Sold in Clara Anna Fontein



R13,495,000

🏠 4 🚿 4.5 🚗 4

Monthly Bond Repayment R137,005.15

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,391,364.00 **Bond Costs** R103,785.00

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

Monthly Levy R3,270 **Monthly Rates** R5,300

Invest in yourself, invest in Clara Anna Fontein Estate!

Prepare to be amazed upon entering this home as you step through the front door with an impressive double volume entrance.

As you enter, you are led to the separate study that overlooks the front garden as well as the conveniently placed guest cloak room. The expansive, double volume living spaces include the open-plan living and dining room with air-conditioner and gas fireplace. The entertainment area, with built-in braai and ample working space, is separate from the living areas (with separate toilet/shower) and can easily integrate by opening all the stackers doors leading to the swimming pool, firepit and manicured garden.

The cinema room is nestled on the lower level, creating a perfect space for relaxation and quality time with family.

Being the heart of the home, the spacious kitchen, with a sizable breakfast...

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	4	Floor Size	602m²
Bathrooms	4.5	Security	Yes	Land Size	884m²
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	4	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

Extras

24-Hour Manned Entrance Hall Built In Braai Extra Parking Cinema Room Guest Toilet Air Conditioner TV Port Fireplace Aluminium Window Prepaid Electricity Fibre Multi Storey North Architect Designed Scullery Pantry Gas Bottle Linen Cupboard