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**Contact Louw & Coetzee
Properties**

021 0003488

35 Main Road, Durbanville

5 Bedroom House For Sale in Clara Anna Fontein



SOLE MANDATE

Web Ref RL12407



R15,995,000

5 5.5 3

Monthly Bond Repayment R162,385.87

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,729,871.00 **Bond Costs** R113,285.00

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

Monthly Levy R3,400

Perfect 5-bedroom lock-up-and-go!

SOLE MANDATE - VAT INCLUSIVE therefore no transfer duty payable!

This north and east facing splendour is the perfect opportunity to form part of the sought after Clara Anna Fontein community! Estimated date of occupation -1st December 2025.

Step through the front door of this exquisite property and be captivated by the elegance that awaits.

As you ascend the stairs to the front door you discover an open-plan layout designed for seamless living and entertaining. The spacious lounge and dining area, complete with a cozy fireplace and air-conditioning, offer breathtaking views that will leave your guests in awe. Slide open the doors to the exquisite entertainment area featuring a built-in braai—perfect for gatherings—where you can effortlessly blend indoor and outdoor living.

A semi-separate pajama lounge is ideally...

Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	5			Garages	3
Bathrooms	5.5			Security	Yes
Kitchens	1			Pool	Yes
Recep. Rooms	4			Views	True
Furnished	No				
				Sizes	
				Floor Size	511m ²
				Land Size	707m ²

Extras

24-Hour Manned Entrance Hall Double Storey North Architect Designed Lifestyle Estate Extra
Parking Built In Braai Pajama Lounge Guest Toilet Pantry Scullery Walk In Closet Air
Conditioner Open Plan Blinds Aluminium Window Prepaid Electricity Fireplace Skylight Window
Fibre