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Non-Principal Property  
Practitioner  
Registered with PPRA

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**Johann Rosenbrock**  
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Practitioner  
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**Contact Louw & Coetzee  
Properties**

**021 0003488**

35 Main Road, Durbanville

4 Bedroom House Sold in Clara Anna Fontein



**R11,795,000**

4 3.5 2

**Monthly Bond Repayment** R119,746.26

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,189,739.00 **Bond Costs** R94,285.00

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

**Monthly Levy** R3,400 **Monthly Rates** R4,150

### Impeccable Designer Home in the sought-after Clara Anna Fontein

Exclusive Sole Mandate! Welcome to a home where timeless elegance meets modern sophistication. From the moment you step inside, you are greeted with a sense of style and perfection, accentuated by high-end finishes and a thoughtfully curated layout that seamlessly blends comfort with luxury.

The lower level is an entertainer's dream, featuring three distinct yet connected living spaces. A beautifully appointed lounge, complete with a slow combustion fireplace, overlooks the lush landscaped garden—perfect for cosy evenings or stylish relaxation. The dining area, framed by seamless stacker doors, opens effortlessly onto a large covered patio, creating the ideal indoor-outdoor living experience. A separate entertainment lounge steps out onto the pool and deck area and is superbly equipped with a built-in braai, wine cooler, prep...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	395m²
Bathrooms	3.5	Security	Yes	Land Size	1,024m²
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	True		
Studies	1				
Furnished	No				

### Extras

Security Estate Irrigation System Fibre Air Conditioner Pajama Lounge Gas Bottels Aluminium Window Scullery Dishwasher Connection Blinds Laundry Built In Braai

