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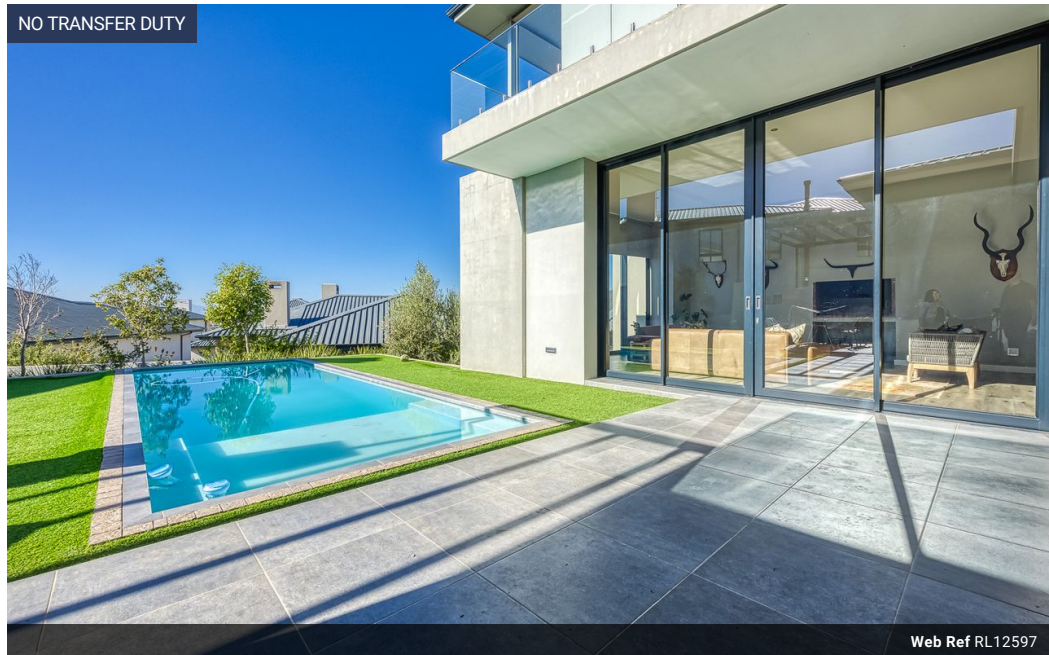
Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

5 Bedroom House For Sale in Clara Anna Fontein

NO TRANSFER DUTY



Web Ref RL12597



R17,995,000

5 4.5 2

Monthly Bond Repayment R182,690.45

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R2,000,796.00 **Bond Costs** R122,785.00

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

Monthly Levy R3,400 **Monthly Rates** R4,350

Modern Luxury Meets Family Comfort in Clara Anna Fontein

NO TRANSFER DUTY PAYABLE!

Sole Mandate. This beautifully designed home offers the perfect opportunity to become part of the prestigious Clara Anna Fontein Lifestyle Estate. With VAT included and no transfer duty payable, this is a rare find that combines luxury, comfort, and excellent value.

Step inside to experience spacious, light-filled living areas ideal for both family life and effortless entertaining. The home welcomes you with a separate lounge, featuring stacker doors that open onto a covered patio—creating seamless indoor-outdoor flow. The heart of the home is the well-planned, family-sized kitchen, complete with a centre island, free-standing stove, Caesarstone countertops, a display cabinet with feature lighting, separate scullery and laundry area, and a pantry. The kitchen overlooks the expansive dining area with...

Features

Pets Allowed Yes

Interior

Bedrooms	5
Bathrooms	4.5
Kitchens	1
Recep. Rooms	4
Studies	2
Furnished	No

Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

Sizes

Floor Size	550m ²
Land Size	922m ²

Extras

24-Hour Manned Estate Double Storey North Architect Designed Entrance Hall Extra Parking Scullery Pantry Guest Toilet Outside Toilets Built In Braai Blinds Open Plan TV Port Aluminium Window Prepaid Electricity Fibre Gas Bottle Linen Cupboard