



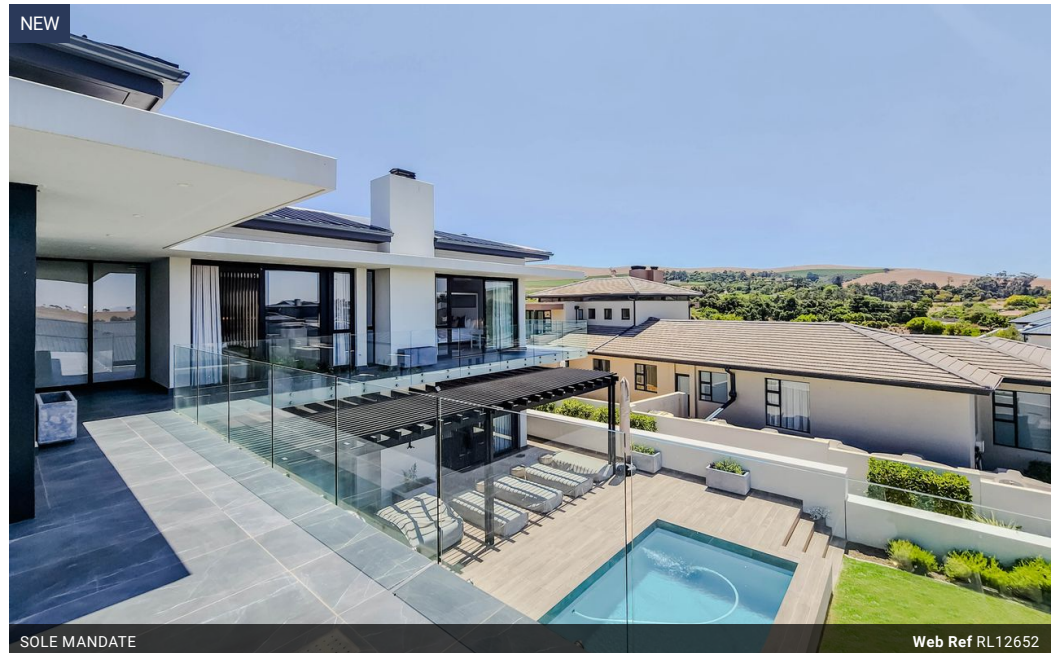
Johan de Bruyn
082 881 2011
johan@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

4 Bedroom House For Sale in Clara Anna Fontein



R18,995,000

4 4 3

Monthly Bond Repayment R192,842.74

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R2,136,259.00 **Bond Costs** R127,535.00

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

Monthly Levy R3,400 **Monthly Rates** R4,850

LUXURY FAMILY LIVING IN CLARA ANNA FONTEIN

Sole Mandate. Welcome to a lifestyle of elegance and comfort in the prestigious Clara Anna Fontein Lifestyle Estate – where safety, sophistication, and serenity go hand in hand. This exquisite double-storey home, offers not just a residence, but a lifestyle upgrade.

As you enter, you're welcomed by expansive open-plan living areas designed for effortless entertaining and modern family living. The lounge and dining area, with its accent wall, slow combustion fireplace and air-conditioning, flows seamlessly into a second living room – also air-conditioned and a fireplace. The entertainment area is any braai master's dream, complete with a built-in braai, prep area, and storage cupboards – ideal for hosting friends and family in every season.

Large stacking and sliding doors connect all living spaces to the stunning outdoor...

Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	4	Garages	3	Floor Size	636m ²
Bathrooms	4	Security	Yes	Land Size	1,335m ²
Kitchens	1	Pool	Yes		
Recep. Rooms	5	Views	False		
Furnished	No				

Extras

24-Hour Manned Estate Entrance Hall Pajama Lounge Scullery Pantry Double Storey North Lifestyle Estate Architect Designed Air Conditioner Blinds TV Port Carport Built In Braai Open Plan Fireplace Aluminium Window Prepaid Electricity Fibre Gas Bottle Electrical Geysers Linen Cupboard