



Annette Victor
Non-Principal Property
Practitioner
Registered with PPRA
(FFC 125 152 4)
074 924 9333
annettev@louwcoetzee.co.za

Contact Louw & Coetzee
Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12481



R8,950,000

5 3 2

Monthly Bond Repayment R90,862.99

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R859,714.00 **Bond Costs** R80,035.00

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

Monthly Rates R3,375

Spacious Family Residence on a Generous Plot

Sole Mandate: Presenting a substantial family residence situated on an expansive plot within the serene and esteemed D'Urbanvale neighborhood, offering panoramic views and a vast garden with limitless potential.

Property Highlights:

- * **Inviting Entrance:** Upon arrival, you are welcomed by a grand foyer filled with natural light and featuring a double-volume ceiling.
- * **Entertainment Facilities:** The residence offers multiple entertainment areas, including an open-plan layout designed for family gatherings.
- * **Accommodation:** The ground floor comprises four generously sized bedrooms, while the upper level features an additional bedroom with an en-suite bathroom and access to a spacious balcony.
- * **Additional Living Space:** An upstairs pajama lounge provides versatility and can be used as a workspace if desired.
- * **Separate Flat:**...

Features

Pets Allowed		Yes			
Interior			Exterior		
Bedrooms	5		Garages	2	
Bathrooms	3		Security	Yes	
Kitchens	1		Pool	Yes	
Recep. Rooms	4		Views	False	
Furnished	No				

Extras

Entrance Hall Pajama Lounge Scullery Covered Patio Extra Parking Double Storey Modern Built In Braai Air Conditioner Blinds Fireplace Built In Bar Prepaid Electricity Electrical Geysers Wendy House Aluminium Window