

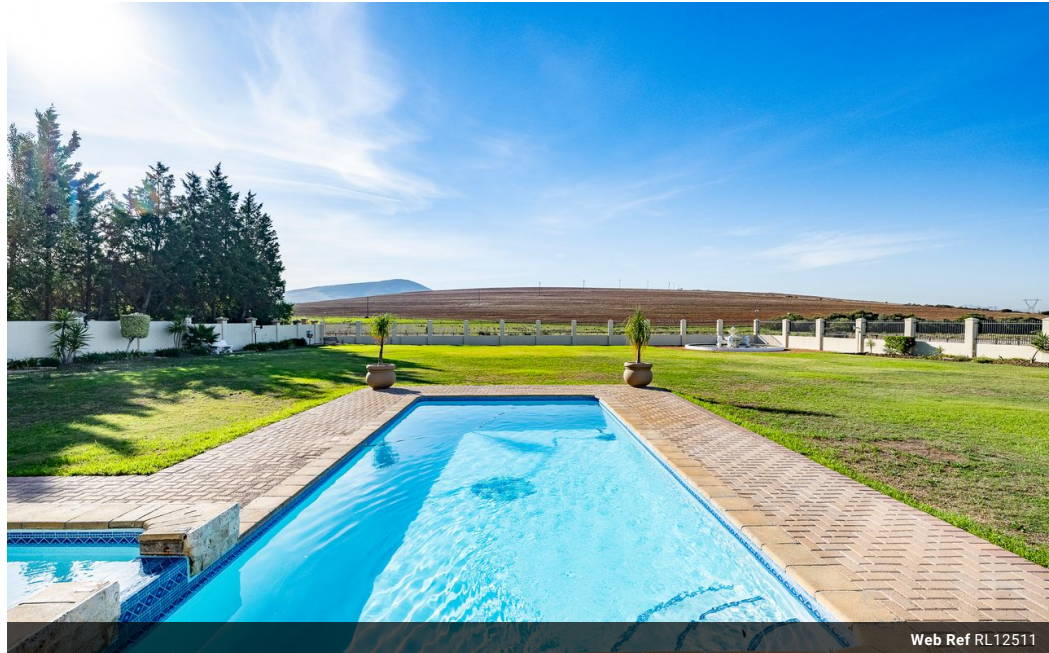


**Annette Victor**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 125 152 4)  
074 924 9333  
annettev@louwcoetzee.co.za

Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville



Web Ref RL12511



**R14,995,000**

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**Monthly Bond Repayment** R152,233.58

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,591,827.00 **Bond Costs** R108,535.00

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

**Monthly Rates** R3,309

### Rare combination of timeless design, modern efficiency, and solid construction

Step into a world of refined elegance and comfort with this extraordinary double-storey family residence, perfectly positioned on a sprawling 3,339 m<sup>2</sup> gentleman's plot. Spanning 500 m<sup>2</sup> under roof, this home was built with exceptional attention to structural quality throughout, offering not just beauty, but lasting integrity and peace of mind in a tranquil setting.

Upstairs, five generously sized bedrooms provide privacy and comfort for the whole family. The main bedroom is a luxurious retreat, featuring a walk-in closet, large en-suite bathroom, and a private balcony overlooking the peaceful, manicured grounds.

The home includes three bathrooms and a conveniently located guest loo downstairs.

Throughout the home, real marble tiles exude elegance, complemented by imported, cut crystal brass chandeliers that add charm and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	3.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	500m <sup>2</sup>
Land Size	4,439m <sup>2</sup>

#### Extras

Entrance Hall TV Room Study Guest Toilet Laundry Balcony Braai room Security Gate Alarm  
System Outdoor Beams Air Conditioner Fireplace Wendy House water tanks