



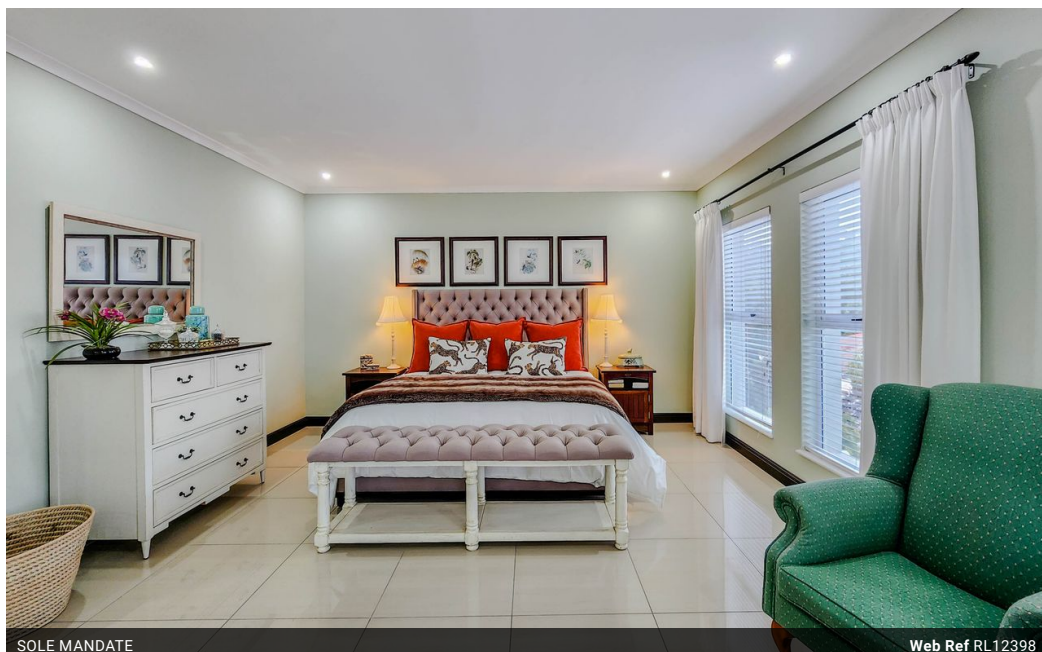
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Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville

## 4 Bedroom House For Sale in Eversdal Heights



SOLE MANDATE

Web Ref RL12398



**R7,495,000**

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**Monthly Bond Repayment** R77,362.52

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R693,678.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R3,092 **Monthly Rates** R2,223

### Rare find in 24H Manned Security Estate

Mini Showhouse: Tuesday, 29 April 2025 from 18:00 -19:00.

Sole Mandate: Beautifully upgraded family home in Popular Vygeboord Village, Manned Security Estate.

In pristine condition with top finishes.

A Kitchen with a true wow -factor with stacker doors opening to pool .

3 Spacious Open plan Reception Areas.

Excellent accommodation with 4 bedrooms, 3 bathrooms (2 en-suite) and guest toilet.

BONUS FEATURE: Office / Study / Workroom

Communal Borehole and beautiful park in middle of estate.

Live close to all access routes, amenities & excellent while enjoying the privacy of a manned security estate.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	351m <sup>2</sup>
Land Size	576m <sup>2</sup>

#### Extras

Entrance Hall Guest Toilet Scullery Built In Braai Covered Patio Double Storey Security Estate  
Modern Open Plan Blinds TV Port Fireplace Sun room Washing Line Linen Cupboard  
Communal Borehole