



**Marelize Smith**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 074 949 5)  
0825784641  
marlizes@louwcoetzee.co.za



**Anneke Snyman**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 124 211 8)  
0825670991  
annekes@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

3 Bedroom House For Sale in Goedemoed

UNDER OFFER



SOLE MANDATE

Web Ref RL12547



R3,295,000

3 3 2

**Monthly Bond Repayment** R33,451.79

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R196,997.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R917.3

One in a Million Opportunity in a Quiet Street!

Sole Mandate! Nestled in a serene and peaceful neighborhood, this spacious property on a generous stand offers a rare opportunity for the discerning buyer. Boasting three bedrooms and three bathrooms, this home provides ample space for comfortable family living, with room to grow and personalize.

The inviting lounge features a Jetmaster fireplace, creating a warm and cozy atmosphere for those chilly winter evenings. Adjacent to the kitchen is a charming entertainment stoep, ideal for hosting friends and family or simply unwinding in a relaxed setting.

While the property may require a touch of TLC, it comes with the added advantage of low-maintenance aluminium window frames —an excellent long-term investment that enhances both value and durability.

Whether you're searching for a welcoming family home, a rewarding renovation...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	1
Furnished	No

### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

### Sizes

Floor Size	200m <sup>2</sup>
Land Size	894m <sup>2</sup>

### Extras

TV Room Scullery Covered Stoep Electric Garage Hob Prepaid Electricity Jetmaster Electrical Geyser Fibre Burglar Bars