



**Marelize Smith**  
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Practitioner  
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Contact Louw & Coetzee  
Properties

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35 Main Road, Durbanville

5 Bedroom House For Sale in Graanendal



Web Ref RL12494



R5,190,000

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**Monthly Bond Repayment** R53,570.58  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R428,707.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,340 **Monthly Rates** R2,000

### Modern Family Haven in Graanendal Security Estate

Discover the perfect blend of space, style, and comfort in this beautifully designed single-level home, located in a prestigious, 24-hour manned estate.

Enjoy effortless open-plan living with a seamless flow between the family room, dining area, and modern kitchen — leading to a cozy braai room and a private garden with a sparkling pool. The home borders the peaceful Welgevonden Estates Park, offering added privacy and tranquility.

Boasting five bedrooms and four bathrooms, this layout is ideal for families. The versatile fifth bedroom, with its own en-suite bathroom, is perfect for a teenager or live-in help. The spacious main bedroom opens to the garden and features a full en-suite. A pajama lounge or study adds further flexibility.

Extras include a large scullery, an extra-length garage for larger vehicles, and a gated...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	293m <sup>2</sup>
Land Size	655m <sup>2</sup>

#### Extras

24 Hour Access Security Estate CCTV Entrance Hall Scullery Built In Braai Extra Parking Open Plan Fibre Pajama lounge