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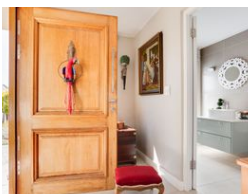
021 0003488

35 Main Road, Durbanville

## 4 Bedroom House For Sale in Graanendal



Web Ref RL12516



**R6,995,000**

4 2.5 2

**Monthly Bond Repayment** R72,201.58

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R633,216.00 **Bond Costs** R70,535.00

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

### Something Special – Spacious Home in Secure Estate with Excellent Location

Joint Mandate! This exceptional home offers generous space, modern finishes, and 24-hour manned security for ultimate peace of mind. Perfectly positioned on the greenbelt, it enjoys a prime location within the estate, combining privacy with a beautiful outlook.

Step inside to discover expansive open-plan living areas designed for both relaxed family living and effortless entertaining. The sleek, modern kitchen is a standout feature, complete with a separate scullery to keep daily life running smoothly.

The braai room flows seamlessly to the outdoor entertainment space, making it easy to host family and friends all year round. Direct access from the double automated garage adds everyday convenience.

Whether you're looking for a quiet retreat or a home that brings everyone together, this property delivers something truly...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	320m <sup>2</sup>
Land Size	731m <sup>2</sup>

#### Extras

Security Estate Prepaid Electricity Linen Cupboard Fibre Aluminium Window