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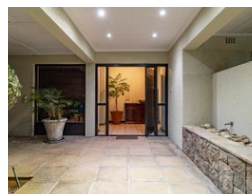
021 0003488

35 Main Road, Durbanville

## 4 Bedroom House For Sale in Valmary Park



Web Ref RL12639



**R7,650,000**

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**Monthly Bond Repayment** R77,665.01

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R710,728.00 **Bond Costs** R75,285.00

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

**Monthly Rates** R2,901

**2 122 sqm Plot & Borehole: 473 sqm House**

Location-Location-Location in Valmary Park

WELCOME TO...

- 4 double bedrooms & 3 bathrooms (+ guest toilet)
- 6 spacious reception rooms (with an indoor braai, bar, fireplace & slow burning combustion oven)
- 3 garages (and lots of safe parking behind walls)
- 2 studies (or multi-functional rooms for your imagination to go wild)
- A kitchen with a scullery & laundry room

BONUS FEATURE...

- A separate second dwelling with a kitchenette and en-suite (currently being used as a gym and pool room)

PIHS

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	3
Bathrooms	3.5			Security	Yes
Kitchens	1			Pool	Yes
Recep. Rooms	3			Views	False
Studies	1				
Furnished	No				
				Sizes	
				Floor Size	473m <sup>2</sup>
				Land Size	2,122m <sup>2</sup>

### Extras

Entrance Hall pajama lounge built-in braai Covered Patio Fireplace Air Conditioner aluminium window Burglar Bars Outdoor Beams outside lights Alarm System water tanks jungle gym Satellite Dish linen cupboard Built In Bar