



**Marelize Smith**

Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 074 949 5)  
0825784641

marlizes@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 3 Bedroom House For Sale in Vierlanden



Web Ref RL11526



**R12,995,000**



**Monthly Bond Repayment** R131,929.00

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,327,202.00 **Bond Costs** R99,035.00

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

**Monthly Rates** R3,326.7

### Equestrian haven with luxurious amenities

Joint Mandate: The house boasts a two-storey structure that exudes grandeur. Wrapping around the house is a spacious porch that combines aesthetic appeal with practical relaxation and gathering space. This porch includes a built-in braai (barbecue) and a pizza oven, ideal for outdoor cooking and entertaining. From here, you can enjoy a panoramic view of the surrounding area, which includes a splendid swimming pool that enhances the property's charm.

On the ground floor, a series of well-planned spaces cater to various aspects of modern living. Conveniently situated near the entrance is a guest toilet. The kitchen stands out with ample cupboards providing abundant storage for culinary needs. High-end appliances, including a SMEG oven and gas cooktop, elevate the cooking experience. The kitchen also comprises a separate...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	565m <sup>2</sup>
Land Size	9,162m <sup>2</sup>

#### Extras

Covered Stoep with Built-in Braai Pizza Oven Extra Parking Air Conditioner Fireplace Prepaid Electricity Fibre Water Tanks Solar Panels Gas Bottle Satellite Dish Wendy House Linen Cupboards CCTV Inside Alarm System Outdoor Beams

