



#### Marlize Smith

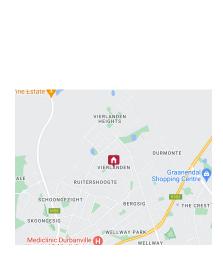
Non-Principal Property Practitioner Registered with PPRA (FFC 074 949 5) 0825784641

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### Contact Louw & Coetzee **Properties**

## 021 0003488

35 Main Road, Durbanville













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		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	1	Floor Size	565m²
Bathrooms	2.5	Security	Yes	Land Size	9,162m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				

#### 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