



Amanda Pretorius

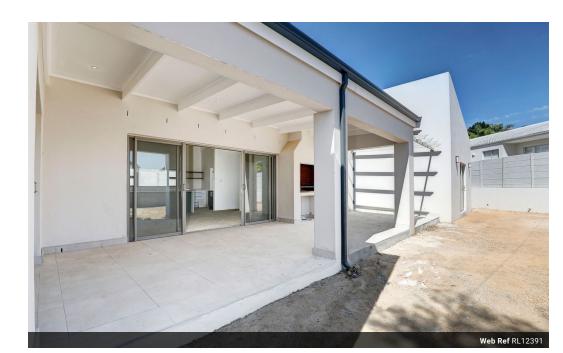
Non-Principal Property Practitioner Registered with PPRA (FFC 115 673 8)

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Contact Louw & Coetzee **Properties**

021 0003488

35 Main Road, Durbanville











R6,457,000







Monthly Bond Repayment R66,648.40 Calculated over 20 years at 11% with no deposit.

Transfer Costs R574,036.00 **Bond Costs** R70,535.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1,174.0

No Transfer Duties! Bonus savings +- R 600 000

This single-story entertainer's home is situated within a small complex of six homes.

Open Floor Plan:

The entrance leads into a spacious, open-plan layout that seamlessly connects the beautiful kitchen, family room, dining area, and braai room-perfect for family time and entertaining.

Outdoor Living:

The living spaces open onto a covered patio with a built-in braai, while the garden provides space for a pool and the option to add a boma in the back garden.

Bedrooms:

The main bedroom features a dressing room and an en-suite bathroom, while three additional bedrooms share a full family bathroom.

A separate study provides a dedicated workspace.

Parking:

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	3	Floor Size	313m²
Bathrooms	2	Security	Yes	Land Size	1,057m ²
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				

Prepaid Electricity Aluminium Window Entrance Hall