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35 Main Road, Durbanville

## 4 Bedroom House For Sale in Wellway Park

NEW



Web Ref RL12594



R3,790,000

4 3 2

**Monthly Bond Repayment** R38,477.18

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R255,782.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,265

### Move-In Ready Family Retreat in Prime Durbanville Location

Located in the sought-after Wellway Park East, this inviting family home combines everyday practicality with relaxed living. Ideally situated within close proximity to top local schools and major access routes, it offers the perfect balance between convenience and comfort.

Step inside to a warm and welcoming entrance hall that opens into a flexible formal lounge—an ideal space to use as a cozy TV room, tranquil reading corner, or a playful haven for young children. The heart of the home lies in its expansive open-plan layout, seamlessly connecting the kitchen, dining area, living room, and indoor braai space. This flowing design encourages effortless entertaining, with large stacking doors that lead out to a lush, private garden—perfect for weekend get-togethers and relaxed outdoor living.

The home boasts excellent...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	200m <sup>2</sup>
Land Size	1,021m <sup>2</sup>

#### Extras

Entrance Hall Fibre Braai Room