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Properties

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35 Main Road, Durbanville

## 5 Bedroom House For Sale in Baronetcy Estate



SOLE MANDATE

Web Ref RL12488



**R10,450,000**

5 4 2

**Monthly Bond Repayment** R106,091.43

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,036,327.00 **Bond Costs** R89,535.00

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

**Monthly Levy** R2,200 **Monthly Rates** R4,625

### Contemporary Luxury in Baronetcy Estate

Sole Mandate: Set within the prestigious Baronetcy Estate, this exquisite residence offers a seamless blend of contemporary elegance, premium finishes, and breathtaking views of Table Mountain and the Tygerberg Nature Reserve. Designed for relaxed family living and effortless entertaining, the home delivers exceptional comfort in a setting of rare natural beauty.

A grand double-door entrance opens into a spacious foyer, introducing the home's refined aesthetic. To the left, a sleek study nook with a granite countertop and built-in drawers provides a stylish and functional workspace. Adjacent is a full guest bathroom, ideally positioned to also serve as an en-suite for the generously sized guest bedroom. This bedroom, featuring ample cupboard space and direct access to the entertainment area via stacker doors, is perfect for...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	385m <sup>2</sup>
Land Size	835m <sup>2</sup>

#### Extras

Freestanding 24-Hour Manned CCTV Electric Fencing Entrance Hall Scullery Covered Patio  
Built In Braai Security Estate Double Storey North Blinds TV Port Built In Bar Open Plan  
Fireplace Aluminium Window Prepaid Electricity Fibre Gas Bottle Satellite Dish Jacuzzi Linen  
Cupboard