



**Susann Schoombee**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 008 948 5)  
083 460 4422  
susanns@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 4 Bedroom House Sold in Welgelegen



SOLE MANDATE

Web Ref RL12117



**R5,600,000**

4 2 2

**Monthly Bond Repayment** R56,852.82

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R473,807.00 **Bond Costs** R65,785.00

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

**Monthly Rates** R1,300

**Beautifully finished home in excellent location.**

Sole Mandate: Modern elegance, meticulous attention to detail and quality craftsmanship is a perfect reflection of this spacious family home.

An interesting combination of natural flooring, striking steel and wood features are found throughout the home.

The property is in close proximity to Panorama Primary School with a North-facing aspect for the all the bedrooms and main living room.

Property Features:

Entertainment and living spaces: Open-plan living areas that allows for flexibility to fit your perfect lifestyle.

Main living area with closed-combustion stove, dedicated TV wall and doors leading to the garden

Open-Plan Kitchen: Heart of the home.

Featuring waterfall granite countertops, textured finishes, dedicated storage spaces and a separate scullery and laundry area.

## Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	4			Floor Size	293m <sup>2</sup>
Bathrooms	2			Land Size	879m <sup>2</sup>
Kitchens	1				
Recep. Rooms	4				
Studies	1				
Furnished	No				
Exterior					
Garages	2				
Security	Yes				
Pool	Yes				
Views	False				

### Extras

Entrance Hall North Architect Designed Extra Parking Built In Braai Scullery Walk In Closet  
Blinds Fireplace TV Port Aluminium Window Wood Window Prepaid Electricity Skylight Window  
Fibre Electrical Geysers Wendy House Linen Cupboard Intercom Outside Toilets Alarm System  
Security Gate Electric Gate