



### Susann Schoombee

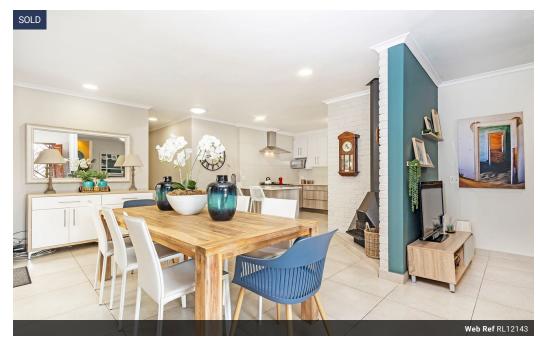
Non-Principal Property Practitioner Registered with PPRA (FFC 008 948 5)

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## Contact Louw & Coetzee **Properties**

## 021 0003488

35 Main Road, Durbanville











R3,999,000







Monthly Bond Repayment R41,277.21 Calculated over 20 years at 11% with no deposit.

Transfer Costs R280,940.00 Bond Costs R51,610.00

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

Monthly Rates R1,384.2

# Elegant 4-Bedroom Residence in Welgelegen

Welcome to your ideal home, perfectly positioned in a serene crescent and conveniently close to schools, shopping centers, hospitals, and major routes like the N1 and N7. This stunning 4-bedroom residence seamlessly combines comfort and elegance, offering a lifestyle that's as functional as it is luxurious.

Inside, you'll find a spacious study, perfect for remote work or quiet contemplation. The home is adorned with high-quality finishes throughout, making it an entertainer's dream.

Additional highlights include a battery system and inverter, ensuring you're prepared for any power disruptions. The property offers generous parking with a double garage and space for three additional vehicles.

Step outside to your private oasis: a sparkling pool and inviting lapa await for relaxation and gatherings in this peaceful...

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	285m²
Bathrooms	3	Security	No	Land Size	624m²
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				

Entrance Hall Built In Braai Scullery Pantry Prepaid Electricty Fireplace Jetmaster Fiber Optic Cabling Gas Bottle