



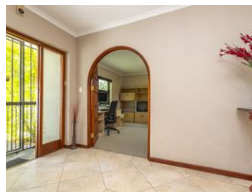
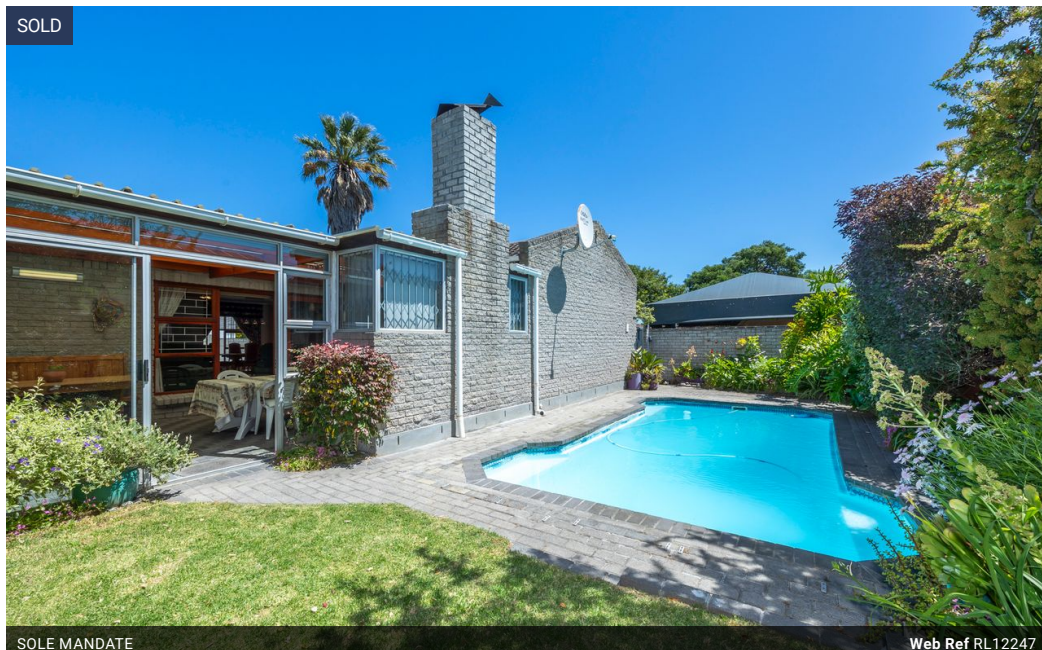
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Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville

## 4 Bedroom House Sold in Welgelegen



**R3,945,000**

4 3 2

**Monthly Bond Repayment** R40,050.78

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R275,000.00 **Bond Costs** R51,610.00

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

**Monthly Rates** R1,300

### Family home with space and great flow in excellent position

Sole Mandate: Generous living spaces are perfectly complimented by 4 double bedrooms and 3 well-proportioned bathrooms.

The "eat in" kitchen has a centre island that can seat 8 people and features quality granite countertops, a large grocery cupboard and space for all your cherished appliances in the adjacent scullery/laundry room.

Well-proportioned living areas consist of a lounge, dining area and family room that leads to an expansive braai room and sunny, wind-protected heated pool, well established garden and play-space for children and pets.

Vehicles are accommodated by an automated double garage as well as a secure gated, enclosed caravan port. The paved driveway provides further parking for three additional cars.

Features:

- \* Low maintenance
- \* Safe parking for a caravan or boat.
- \* Space for expansion at the back of...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	296m <sup>2</sup>
Land Size	714m <sup>2</sup>

#### Extras

Freestanding Entrance Hall Scullery Carport Extra Parking 3 Parkings in Driveway Street Front Conventional Blinds TV Port Built In Braai Aluminium Window Wood Window Prepaid Electricity Fibre Electrical Geysers Satellite Dish Wendy House Linen Cupboard 2 x Water Tanks Intercom Burglar Bars Alarm System Security Gate