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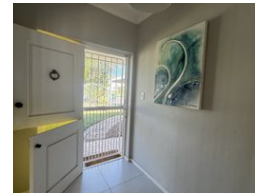
35 Main Road, Durbanville

3 Bedroom House Sold in Welgelegen



SOLE MANDATE

Web Ref RL12268



R3,989,000

3 2 2

Monthly Bond Repayment R40,497.48

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R279,840.00 **Bond Costs** R51,610.00

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

Monthly Rates R1,306

CLASSIC DESIGN WITH EXCELLENT INDOOR/OUTDOOR FLOW.

Sole Mandate: This low maintenance home offers privacy and security in this extremely desirable area.

The living areas and bedrooms all flow to the north facing pool and garden area facilitating memorable summer days next to the pool with space for the whole family and pets to enjoy. The covered stoep is accessible from the living-rooms as well as all the bedrooms.

The main living room has a fireplace and French doors to the pool area- ideal for sunny summers and cosy winters alike.

The family room, dining room and kitchen interlink and flow to the pool and garden areas. The bedrooms are spacious and north-facing with access to the pool and outdoor area. The large main bedroom has a dressing room and full En Suite bathroom.

The bay window in the main bedroom creates space for a seating area and French-doors open to the pool...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

Sizes

Floor Size	300m ²
Land Size	840m ²

Extras

Freestanding Entrance Hall Scullery Extra Parking Covered Stoep with Braai Outside Toilets
Carport North Conventional Air Conditioner Blinds TV Port Fireplace Open Plan Wood Window
Intercom Outdoor Beams Alarm System Security Gate Electric Gate