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35 Main Road, Durbanville

## 8 Bedroom House For Sale in Welgelegen



Web Ref RL12490



**R6,495,000**

8 6 4

**Monthly Bond Repayment** R65,939.12

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R578,216.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R2,200

### MULTI-LIVING AT ITS BEST! OPPORTUNITIES ABOUND!

Family home with 2 separate living units in the very central area of Welgelegen.

The 3 distinctive living spaces are situated on an expansive erf of 1450 m<sup>2</sup> in this sought-after area.

This unique property is also extremely suitable for the extended family, as the 3 units can easily be linked to form a large family compound.

#### Living Spaces:

- \* Section 1: 3 Living rooms, kitchen, 3 bedrooms, 2 bathrooms, and braai room.
- \* Section 2: Open-plan living rooms, 2 bedrooms, 2 bathrooms, and braai room.
- \* Section 3: Open-plan living rooms, 3 bedrooms, 2 bathrooms, and braai room.
- \* Large garage for 4 cars
- \* Double carport
- \* Pool in shared courtyard and a private pool off Unit 2

#### Outstanding Features:

- \* 4-Car garage
- \* Double carport

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	8
Bathrooms	6
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	4
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	544m <sup>2</sup>
Land Size	1,450m <sup>2</sup>

#### Extras

Entrance Hall Built In Braai Extra Parking Scullery Guest Toilet Carport Freestanding Street Front Contemporary Blinds TV Port Open Plan Aluminium Window Wood Window Prepaid Electricity Fibre Electrical Geysers Wall Heating Panels Satellite Dish Linen Cupboards Intercom Burglar Bars Security Gate Open Patio