



**Andries Schoeman**  
0822212873  
andriess@louwcoetzee.co.za



**Jan Schoeman**  
0637714940  
jans@louwcoetzee.co.za



**Mari Marais**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 105 514 7)  
0829273248

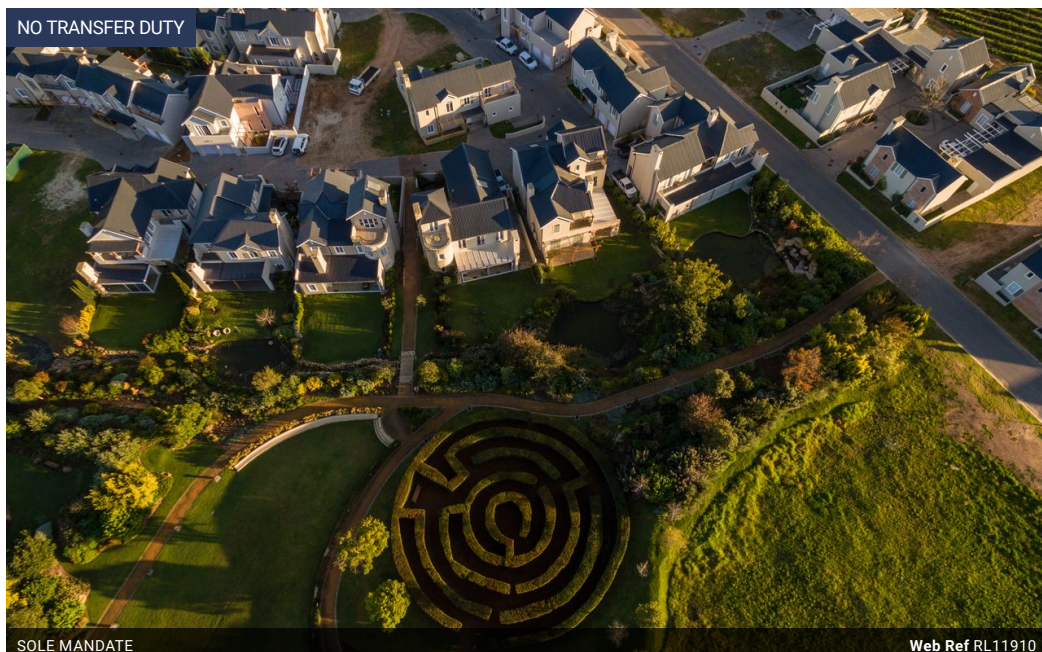
marim@louwcoetzee.co.za

**Contact Louw & Coetzee Properties**

021 0003488

35 Main Road, Durbanville

## 3 Bedroom House For Sale in Nooitgedacht Village



**R6,727,800**

3 2 2

**Monthly Bond Repayment** R68,302.57

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R603,824.00 **Bond Costs** R70,535.00

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

### Exclusive Plot Available – Design Your Perfect Home at Nooitgedacht Village

Situated adjacent to the village park, this 377 m<sup>2</sup> own-title plot is the largest remaining available in Nooitgedacht Village—an exclusive opportunity for discerning buyers. Offering a premium south-facing position, this site is perfectly suited for a bespoke 271 m<sup>2</sup> home tailored to your lifestyle.

The thoughtfully designed floor plan features 3 bedrooms, 2 bathrooms, 2 garages, and an expansive balcony overlooking the surrounding landscape. The open-plan living areas—comprising kitchen, dining, and lounge—flow effortlessly onto a covered braai patio, creating an ideal space for seamless indoor-outdoor entertaining. What truly distinguishes this offering is the exclusive opportunity for a personalised one-on-one consultation with the architect, ensuring your dream home is realised down to the finest interior...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	200m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	387m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				

### Extras

Built In Braai Double Garage Covered Patio Security Estate Winelands

