



Andries Schoeman
0822212873
andriess@louwcoetzee.co.za



Jan Schoeman
0637714940
jans@louwcoetzee.co.za

Contact Louw & Coetzee
Properties

021 0003488

35 Main Road, Durbanville

4 Bedroom House For Sale in Nooitgedacht Village



Web Ref RL12462



R10,995,000

4 3.5 2

Monthly Bond Repayment R109,771.87

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R1,096,561.00 **Bond Costs** R89,535.00

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

Monthly Levy R3,490 **Monthly Rates** R3,042

Embrace a Lifetime of Memories in This Grand Family Sanctuary

Joint Mandate: Imagine the echoing laughter of your children as they race down a wide, majestic passage—like a scene from your favorite classic movie. Picture your partner, poised and radiant, preparing for a special occasion in front of a mirror fit for royalty. This isn't just a house; it's a stage for life's most precious moments.

A Home Designed for Generations

This is a place to nurture a family, witness their growth, and eventually enjoy a peaceful retirement—without ever needing to leave. More than a dwelling, it's a legacy.

Where Every Day Feels Like an Event:

* Grand Passages: Wide, inviting hallways perfect for children's playful adventures and elegant gatherings.

* Spacious Living: Four generous bedrooms, two full bathrooms, a half bathroom, and a convenient downstairs powder room—offering ample space for...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	400m ²
Land Size	901m ²

Extras

24-Hour Manned Estate Entrance Hall Pajama Lounge Open Stoep Built In Braai Extra Parking
Double Storey Air Conditioner Blinds Guest Toilet Scullery Aluminium Window Prepaid
Electricity Heat Pump Fireplace Jungle Gym Gas Bottle Linen Cupboard Driveway Winelands