



**Loraine Roux**  
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SOLE MANDATE

Web Ref RL42676



### R9,450,000

 5  4  2

**Monthly Bond Repayment** R95,939.14

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R920,176.00 **Bond Costs** R84,785.00

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

**Monthly Rates** R2,072

## STYLISH ELEGANT AND ENCHANTING

### EXCLUSIVE MANDATE

Timeless Elegance with Vineyard and Mountain Views

This exquisitely designed home blends practicality with elegance, set among vineyards at the top of Aurora, offering breathtaking mountain views. This is a real showstopper, perfect for the discerning individual.

Crafted to impress, the home features lofty ceilings, custom cabinetry, and a grand entrance with a water feature leading to a double-height foyer with dual staircases. The main floor includes a spacious office with built-in storage and a stylish guest cloakroom, which can be easily converted into a guest suite.

Upstairs, an open living area with a gas fireplace flows seamlessly to a patio with retractable awnings, showcasing stunning views of the Boland mountains and the whole of Durbanville. The dining area is conveniently positioned between the...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	5
Bathrooms	4
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	650m <sup>2</sup>
Land Size	1,120m <sup>2</sup>

