



Kathy Brady

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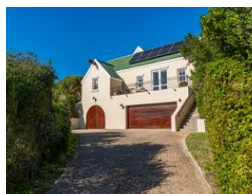
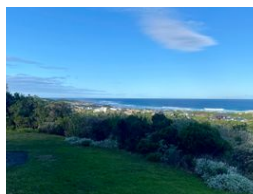
12 Lyme Road South
Village Shopping Centre
St Francis Bay
6312

UNDER OFFER



SOLE MANDATE

Web Ref RL40018



R9,450,000

3 3.5 3

Monthly Bond Repayment R94,346.90

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R920,414.00 **Bond Costs** R84,785.00

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

Monthly Levy R2,300 **Monthly Rates** R2,800

Refined coastal living. Spectacular sea views. Aviators Dream.

EXCLUSIVE MANDATE:

A gracious coastal home with breath-taking sea and nature reserve views, nestled in an exclusive, low-density estate with a licensed grassed runway and centrally positioned between Cape St Francis and St Francis Bay

Featuring:

- 2 ensuite bedrooms in the main house,
- A separate guest cottage with bedroom, full en-suite bathroom and lounge area
- Generous open plan lounge and dining room
- Designer kitchen
- Sea facing patio and sun-drenched piazza type courtyard
- A 2nd lounge/study/TV room with a balcony overlooking the serene vegetation
- 2 wood burning fireplaces
- Guest loo
- Timber flooring and plush fitted carpets
- 3 garages with DIY workspace and a storage room under the stairs.
- Internal access from the garages into the house
- Solar powered off grid electricity supply and rain tanks for

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	3
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	397m ²
Land Size	8,122m ²

