



**Shirley Gradwell**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
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Contact Harcourts Oyster  
(Jeffreys Bay)

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101A Da Gama Road  
Jeffreys Bay  
6330



SOLE MANDATE

Web Ref RL45070



### R549,000

3 2 1

**Monthly Bond Repayment** R5,573.61  
Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R21,217.00 **Bond Costs** R15,795.00

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

**Monthly Rates** R228

#### Ideal Starter Home

**EXCLUSIVE MANDATE:** This charming 3-bedroom, 2-bathroom home is perfect for first-time buyers or growing families. Offering an open plan kitchen with scullery and living room, tiled floors, built-in cupboards, security system.

The property includes a single garage and a fenced-in yard.

Conveniently located in the Arcadia area of Kruisfontein, within easy commute to the shops, schools, and transport links.

Outstanding value – do not miss out on this terrific opportunity to own your own home!!

As local property specialists serving Humansdorp, Oyster Bay, Hankey, Patensie, Kareedouw, Joubertina, Tsitsikamma, Langkloof, and Eerste Rivier in the Kouga Municipality and Saartjie Baartman District of the Eastern Cape, South Africa, our team at Harcourts specializes in residential, agricultural, and commercial real estate sales and...

#### Features

**Pets Allowed** Yes

##### Interior

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

##### Exterior

Garages	1
Security	Yes
Pool	No
Views	False

##### Sizes

Floor Size	75m <sup>2</sup>
Land Size	252m <sup>2</sup>