



### Shirley Gradwell

Non-Principal Property Practitioner  
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SOLE MANDATE

Web Ref EOJ33298



## R495,000

**Monthly Bond Repayment** R5,109.33

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R19,049.00    **Bond Costs** R13,910.00

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

### Magnificent Plot

An extra large stand of 4 300m<sup>2</sup> in a sought-after residential neighbourhood, close to town and all amenities.

Previous consent was given for subdivision into 8 separate plots offering investors endless possibilities.

Surveyor Diagrams and paperwork are available, should one wish to reinstate sub-divisions for development.

Homeowners can enjoy the privilege of building a new home on this extra-large stand and the freedom to enjoy the benefits.

The perfect balance of proximity to town and tranquil living.

**NOT TO BE MISSED!!**

As local property specialists serving Humansdorp, Oyster Bay, Hankey, Patensie, Kareedouw, Joubertina, Tsisikamma, 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...

### Features