



**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



Web Ref RL33351



### R1,980,000

3 2 2

**Monthly Bond Repayment** R20,101.53

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R74,006.00 **Bond Costs** R32,760.00

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

**Monthly Rates** R715

### See To Appreciate

This beautifully presented home exudes a warm and welcoming atmosphere, making it the perfect place to call your own. Boasting 3 bedrooms and 2 bathrooms, including a main en-suite, this property offers ample space, storage, and comfort for you and your loved ones.

The well-designed kitchen seamlessly flows into the dining room and lounge, creating a harmonious space for entertaining and relaxation.

As you enter the home, you'll be greeted by a sunny and enclosed front porch, complete with a built-in braai.

A double garage featuring remote doors and internal access ensures easy and secure entry to your home.

Paved driveway, with remote entrance gate. Security System & outside Beams. Prepaid Electricity meter. Wi-Fi Fiber.

The fully walled and meticulously maintained garden adds a touch of tranquility to the surroundings....

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Furnished	No

#### Exterior

Garages	2
Security	No
Pool	No
Views	True

#### Sizes

Land Size	601m²
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#### Extras

Laminated Floors TV Port Built In Braai Alarm System Views: Urban Locality: Close To Beach Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Modern Kitchen: Open Plan Kitchen: Double Sink Kitchen: Under Counter Oven Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Melamine Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Additional Rooms: Conservatory / Sunroom Window Coverings: Drapes Window Coverings: Blinds Heating / Cooling: Electric Heating / Cooling: Woodfire Additional: Electrical Satellite Dish Outdoor Living Braai Area: Lighting Outdoor Living Braai Area: Power Outdoor Living: Garden Outdoor Living: Washing Line Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Workshop: Combined Land Contour: Flat Condition: Good Window/door Frames: Aluminium Water Supply: Town Supply Sewerage: Mains