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Web Ref EOJ33883



**R3,750,000**

4 3 2

**Monthly Bond Repayment** R38,071.09

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R251,382.00 **Bond Costs** R49,725.00

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

**Monthly Levy** R2,459.6

### Stunning Waterfront Home with Canal Views

Welcome to this exquisite waterfront home boasting breathtaking views of the canal and its picturesque surroundings. Nestled on the Island of Phase 1 of Marina, this property effortlessly combines a golden oldie charm with a captivating style across its three levels.

As you step into the ground floor, you'll be greeted by a spacious living area, a charming dining room, a well-appointed kitchen, and a convenient scullery. The thoughtful layout ensures seamless flow and an inviting atmosphere, perfect for entertaining guests or enjoying quality time with family.

Moving up to the second floor, you'll discover three generously sized bedrooms and two beautifully designed bathrooms. The main bedroom is a true masterpiece, featuring an en-suite bathroom that exudes elegance and space. Step through the doorway onto the veranda and soak...

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	3			Security	No
Kitchens	1			Pool	No
Furnished	No			Views	True
				Sizes	
				Floor Size	420m <sup>2</sup>
				Land Size	510m <sup>2</sup>

### Extras

Laundry Built In Braai House Style: Executive Views: Water Views: Waterfront Locality: Close To Beach Locality: River Front Kitchen: Designer Kitchen: Modern Kitchen: Finish Kitchen Finish: Granite 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 Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Additional Rooms: Attic Additional Rooms: Pool / Billiard Insulation: Ceiling Garaging / Carparking: Double Lock-up Land Contour: Flat Condition: Excellent Water Supply: Town Supply

