



**Sandra Hattingh**

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 EOJ33422



### R3,725,000



**Monthly Bond Repayment** R37,817.28

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R248,632.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,220

### Impressive Executive Style Double Storey

Discover this stunning home in a prime location, thoughtfully designed for both family living and entertaining, perfect for any stage of life, whether you're entertaining guests or settling into retirement.

#### Upstairs:

Wheelchair-friendly access via a ramp  
Entrance hall featuring a grand staircase  
Lounge with built-in gas braai, opening onto a balcony with breathtaking views  
Open-plan kitchen with a separate scullery  
Open-plan dining room leading to the balcony  
Spacious open-plan TV/Family room with balcony access  
Convenient guest toilet  
Luxurious main bedroom with en-suite full bathroom and walk-in closet, also opening onto the balcony

#### Downstairs:

Bedroom with en-suite bathroom  
Guest toilet  
Cozy kitchenette  
Second bedroom with en-suite bathroom

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Land Size	1,467m²
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	No		
Furnished	No	Views	False		

#### Extras

Laundry Laminated Floors Patio Alarm System Security Gate Outdoor Beams House Style:  
Lifestyle Living Area: Open Plan Kitchen: Modern Kitchen: Open Plan Kitchen: Breakfast Bar  
Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Scullery Main Bedroom: Double Main  
Bedroom: Walk-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2:  
Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom:  
Separate Shower Additional Rooms: Guest Toilet Additional Rooms: Other Insulation: Ceiling  
Outdoor Living: Garden Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto  
Doors Land Contour: Flat Condition: Excellent Window/door Frames: Aluminium Water Supply:  
Town Supply Water Supply: Tank Sewerage: Mains

