



**Sandra Hattingh**

Non-Principal Property Practitioner  
Registered with PPRA  
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Jeffreys Bay  
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Web Ref RL23553



### R2,895,000

3 2 2

**Monthly Bond Repayment** R29,881.85

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R151,655.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R313

### Take Pride in this Lovely Modern Home

Discover this exquisite modern home, newly built in 2023, nestled on an 809m<sup>2</sup> stand that offers breathtaking views of the serene mountain landscape, seamlessly blending with nature. This home features three bedrooms and two bathrooms (with the main bedroom en-suite and a private balcony). The open-plan design includes a kitchen, dining area, and living space, all crafted for modern living.

A charming braai room with stacker doors opens onto the kloof side, complemented by a separate scullery/laundry room, making it the ideal family home with a tranquil and peaceful ambiance. Guests will love the beautiful views and the landscaped, low-maintenance terraced garden, complete with a braai pit and outdoor swing.

Security features include blinds on all windows and a Trellidor on the sliding door. The property also boasts a tiled...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	210m <sup>2</sup>
Land Size	809m <sup>2</sup>