



**Sandra Hattingh**

Non-Principal Property Practitioner  
Registered with PPRA  
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Jeffreys Bay  
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Web Ref RL26549



### R4,500,000

4 3 2

**Monthly Bond Repayment** R46,448.48

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R562 **Monthly Rates** R1,700

Rare gem in walled Estate!

Discover this rare gem in a highly sought-after location that seldom becomes available. This charming double-story, face brick home is nestled in a walled estate and is freestanding, with the title held by you. The home offers breathtaking views from the upper level.

As you enter through a beautiful glass front door, you're welcomed into an entrance hall that leads to the formal lounge downstairs. This level is thoughtfully designed with a guest toilet, two guest bedrooms, and a guest bathroom. You'll also find direct access to the home from the spacious, extra-height double garage. The laundry room, with a door leading outside to the washing line, is conveniently located on this level as well.

From the formal lounge, a sliding door opens into the garden, where you can enjoy the pool or sip a cocktail in the delightful...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Furnished	No

#### Exterior

Garages	2
Security	No
Pool	Yes
Views	True

#### Sizes

Floor Size	300m <sup>2</sup>
Land Size	497m <sup>2</sup>