



**Sandra Hattingh**

Non-Principal Property Practitioner  
Registered with PPRA  
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(Jeffreys Bay)

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101A Da Gama Road  
Jeffreys Bay  
6330



Web Ref RL34179



### R3,100,000

4 3 2

**Monthly Bond Repayment** R31,997.84

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R173,379.00 **Bond Costs** R44,070.00

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

**Monthly Rates** R1,400

Home Is Where The Heart Is...

Look no further! This stunning property, located in the highly sought-after Wavecrest area, is the perfect family home. Best of all, the price includes transfer costs, duty, and VAT – a rare find!

Here's what this beautiful property offers:

Downstairs:

2 Spacious double bedrooms

2 Modern bathrooms

Lounge with open-plan kitchen featuring sleek granite countertops

Separate laundry for added convenience

Expansive enclosed braai/entertainment area

1-Bedroom flatlet with a private entrance – ideal for guests or rental income

Upstairs:

Large, luxurious main bedroom with en-suite bathroom

Private balcony with breathtaking sea views

Outside:

Sparkling swimming pool with a charming lapa – perfect for summer entertaining

1. In. In water tank for added sustainability

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

### Sizes

Land Size	868m <sup>2</sup>
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### Extras

Extractor Fan Laundry Living Area: Open Plan Kitchen: Modern Kitchen: Open Plan Kitchen:  
Finish Kitchen Finish: Granite Kitchen Finish: Other Main Bedroom: Double Main Bedroom:  
Built-in-robe Ensuite: Bath Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3:  
Double Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main  
Bathroom: Separate Shower Additional Rooms: Other Pool: Inground Pool: Private Garaging /  
Carparking: Double Lock-up Land Contour: Flat Condition: Fair