



**Sandra Hattingh**  
 Non-Principal Property Practitioner  
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Contact Harcourts Oyster  
 (Jeffreys Bay)

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101A Da Gama Road  
 Jeffreys Bay  
 6330



SOLE MANDATE

Web Ref RL38334



R1,595,000



**Monthly Bond Repayment** R16,463.40  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R48,635.00    **Bond Costs** R28,990.00

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

**Monthly Rates** R481

### Hidden Gem - Exceptional Value

**EXCLUSIVE MANDATE** : Discover exceptional value in this hidden gem! As you step through the front door, you're welcomed into a charming entrance hall that leads to a spacious open-plan living area, seamlessly combining the TV lounge, dining space, indoor braai, and modern kitchen. A separate scullery extends from the kitchen for added convenience.

Down the passage, you'll find two well-appointed guest bedrooms accompanied by two guest bathrooms. The master suite, complete with an en-suite bathroom, offers a private retreat. A linen storage cupboard is also thoughtfully positioned along the passage.

Enjoy the ease of direct access from the extended tandem single garage into your home, with an additional door leading to the outside. At the rear of the property, a storeroom provides practical space for garden tools and...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	212m <sup>2</sup>
Land Size	400m <sup>2</sup>