



**Kathy Brady**

Candidate Property Practitioner  
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Contact Harcourts Oyster (St Francis Bay)

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12 Lyme Road South  
Village Shopping Centre  
St Francis Bay  
6312



SOLE MANDATE

Web Ref RL35755



### R5,900,000

3 2.5 2

**Monthly Bond Repayment** R60,899.12

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R506,807.00 **Bond Costs** R65,785.00

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

**Monthly Rates** R2,350

### Sublime River Living

Exclusive Mandate:

The Kromme River Estate is the discerning choice for buyers who value unspoilt natural vistas with the serenity of river living, while still being close enough to the buzz of St Francis Bay.

This home is one of a few that has an exclusive use mooring at the residents only slipway and jetty within the estate. Cleverly laid out into two distinct wings - there are 3 generous bedrooms on the north wing and multi-use living and entertaining areas with river views on the south wing. A sundrenched courtyard and pool lies between the two wings. Immaculately maintained with versatile spaces, the design maximises the north aspect and optimises the river views. A robust solar energy system powers the home and generates an excess supply that is fed back to the grid for a credit balance when usage is lower than supply....

### Features

**Pets Allowed** Yes

| Interior     |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2.5 |
| Kitchens     | 1   |
| Recep. Rooms | 3   |
| Studies      | 2   |
| Furnished    | No  |

| Exterior |      |
|----------|------|
| Garages  | 2    |
| Security | No   |
| Pool     | Yes  |
| Views    | True |

| Sizes      |                   |
|------------|-------------------|
| Floor Size | 310m <sup>2</sup> |
| Land Size  | 904m <sup>2</sup> |

