



Enid Pretorius

Non-Principal Property
Practitioner
Registered with PPRA
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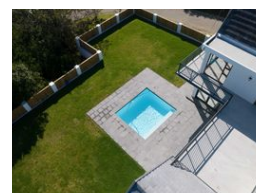
Contact Harcourts Oyster (St
Francis Bay)

042 2940921

12 Lyme Road South
Village Shopping Centre
St Francis Bay
6312



Web Ref RL36257



R9,500,000

4 4 2

Monthly Bond Repayment R94,846.09

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R925,914.00 **Bond Costs** R84,785.00

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

Monthly Levy R1,165 **Monthly Rates** R1,010.3 **Special Levy** R455

Brand new home on the Kromme!

No transfer duty, VAT inclusive of the price.

North facing spacious, light and sunny brand newly build home. A small estate with a home owners association with only 9 properties, nestle on the Kromme River bed with a slipway and communal jetties. Lovely walkways and birdlife, short walk to the popular waterclub and restaurant.

The house is build by a master builder who lives in the area for many years. Beautiful upmarket finishes. Lots of cupboard space for linin. Cosy corner for a study.

Large open plan living areas with designers kitchen and scullery with laundry. Consist of 4 en-suite bedrooms. Large bedroom downstairs and 3 bedrooms upstairs with good size balconies with breath taking views of the river, where the sun comes up or goes down in the afternoon.

Undercover patios. Sparkling pool, double garage with access...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	435m ²
Land Size	1,353m ²

