



**Enid Pretorius**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 015 435 8)

082 773 8064

enid.pretorius@harcourts.co.za

Contact Harcourts Oyster (St  
Francis Bay)

042 2940921

12 Lyme Road South  
Village Shopping Centre  
St Francis Bay  
6312



Web Ref RL30609



### R3,150,000

4 3.5 2

**Monthly Bond Repayment** R31,979.71

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R178,879.00 **Bond Costs** R44,070.00

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

**Monthly Levy** R55.7 **Monthly Rates** R1,566.9 **Special Levy** R0.0

Put your foot in the door

Lovely home close to the sea! A neat and pleasant garden greets you. Cosy lounge invite you into the house. High sealings, lots of light form all the windows and sliding doors.

Large entertainment area with two sliding doors lead to the neat garden. Indoor braai area. Three bedrooms and two bathrooms, all on the same level. Lots of cupboards space and laminated floors. Third bedroom is used as an study at this stage.

Kitchen offer a large breakfast nook with granite tops, gas stove and double ovens. Scullery and separate laundry with a guest loo. Large space for fridges and can be used as a pantry.

Upstairs is a large main en suite with a full bathroom. Double garage with ample working space on the side, shaded carport behind gates. Water well with and 3 JoJo tanks offer enough water for the garden. Solar panels is used...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	277m <sup>2</sup>
Land Size	965m <sup>2</sup>

