



**Enid Pretorius**

Non-Principal Property Practitioner  
Registered with PPRA  
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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



Web Ref RL24309



R4,990,000

5 4

**Monthly Bond Repayment** R51,506.20

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R401,245.00 **Bond Costs** R61,035.00

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

**Monthly Levy** R52.3 **Monthly Rates** R1,700.0 **Special Levy** R315.7

### Double trouble on the Golf Course

VAT INCLUDED IN THE PRICE - NO TRANSFER DUTY!

Discover limitless potential with this expansive 1190sqm plot. This outstanding property boasting two separate dwellings in a prime location with directly access to the golf course. Fully fenced with a remote-controlled gate and neatly paved entrance offers ample parking including a carport. Enjoy serene views of the lush green fairways, creating a sense of openness and tranquillity. The main house welcomes you with a spacious deck with flower beds and a semi-enclosed entertainment area. Entering the home, the open plan well-designed modern kitchen with a gas stove flows seamlessly into the dining area and large lounge warmed by a fireplace. Step outdoors to a beautifully maintained garden that merges effortlessly with the golf course surroundings. The main house features 3...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 5  
Bathrooms 4  
Kitchens 2  
Recep. Rooms 4  
Furnished No

**Exterior**  
Carports / Parkings 4  
Security Yes  
Pool No  
Views True

**Sizes**  
Floor Size 314m<sup>2</sup>  
Land Size 1,190m<sup>2</sup>

