



**Lorrin Jarvis**

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



SOLE MANDATE

Web Ref RL39921



### R6,500,000

4 4 1

**Monthly Bond Repayment** R67,092.25

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R578,766.00 **Bond Costs** R70,535.00

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

**Monthly Rates** R3,304

### A Rare Masterpiece: Exquisite Living in St. Francis Bay Village

An exclusive listing brought to you by Harcourts

Step into this extraordinary north-facing residence and prepare to be captivated. It's rare that a home leaves me in awe, but this stunning gem is truly one of the finest properties I've encountered in St. Francis Bay Village in many years.

From the moment you enter, a serene ambiance welcomes you, setting the tone for the exceptional living experience that awaits. The grand double volume entrance opens to a spacious lounge, where the seamless flow of the home takes centre stage. The ground floor is a masterclass in open-plan design, meticulously curated by the current owners with an eye for detail.

The lounge, dining, and kitchen areas blend effortlessly, creating a space that feels both connected and expansive. Imagine gazing through one window at the lush, established trees...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	369m <sup>2</sup>
Land Size	1,348m <sup>2</sup>

