



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 EFB29653



R3,950,000

4 4 1

Monthly Bond Repayment R40,101.54

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R275,550.00 **Bond Costs** R51,610.00

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

Call it home. !

This house gives you the feel of space, light and sunlight. Very close to the sea with a walkway for easy access to the water.

Large entrance hall flow over into the open plan kitchen with laundry and scullery, dining room and large lounge with fireplace, sliding doors to enclosed balcony with braai area. North facing sea views. Guest loo and guest bedroom en suite with open balcony. Upstairs is the very spacious main bedroom en suite with study area, walk-in cupboards, large balcony with lovely sea views. TV point.

Downstairs are two very spacious bedrooms en suite, one with a small kitchenette, both bedrooms have sliding doors to go outdoors. Large room between the two bedrooms with own entrance can be converted into anything your heart desires. Rental income possibilities.

Large room under the house can be used as a wine...

Features

Interior	Exterior	Sizes	
Bedrooms	Garages	Land Size	679m ²
Bathrooms	Carports / Parkings		
Kitchens	Security		
Furnished	Pool		
	Views		

Extras

Extractor Fan Laundry TV Port Built In Braai Patio House Style: Lifestyle Unit Style: Highrise
Views: Sea / Ocean Views: Water Locality: Close To Beach Locality: Close To Shops Locality:
Close To Transport Living Area: Open Plan Kitchen: Modern Kitchen: Open Plan Kitchen:
Breakfast Bar Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Microwave Kitchen: Finish
Kitchen Finish: Granite Kitchen Finish: Melamine Main Bedroom: Double Main Bedroom: Built-
in-robe Main Bedroom: Walk-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2:
Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe
Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom:
Separate Shower Additional Rooms: Guest Toilet Additional Rooms: Other Window Coverings:
Drapes Window Coverings: Blinds Heating / Cooling: Ceiling Fans Additional: Electrical
Satellite Dish Outdoor Living Braai Area: Lighting Outdoor Living: Entertainment Area Outdoor
Living Entertainment Area: Covered Outdoor Living Entertainment Area: Uncovered Outdoor
Living Entertainment Area: Partly Covered Outdoor Living: Garden Outdoor Living: Washing Line
Garaging / Carparking: Double Lock-up Condition: Excellent Window/door Frames: Aluminium
Water Supply: Town Supply Sewerage: Septic

