



### Kathy Brady

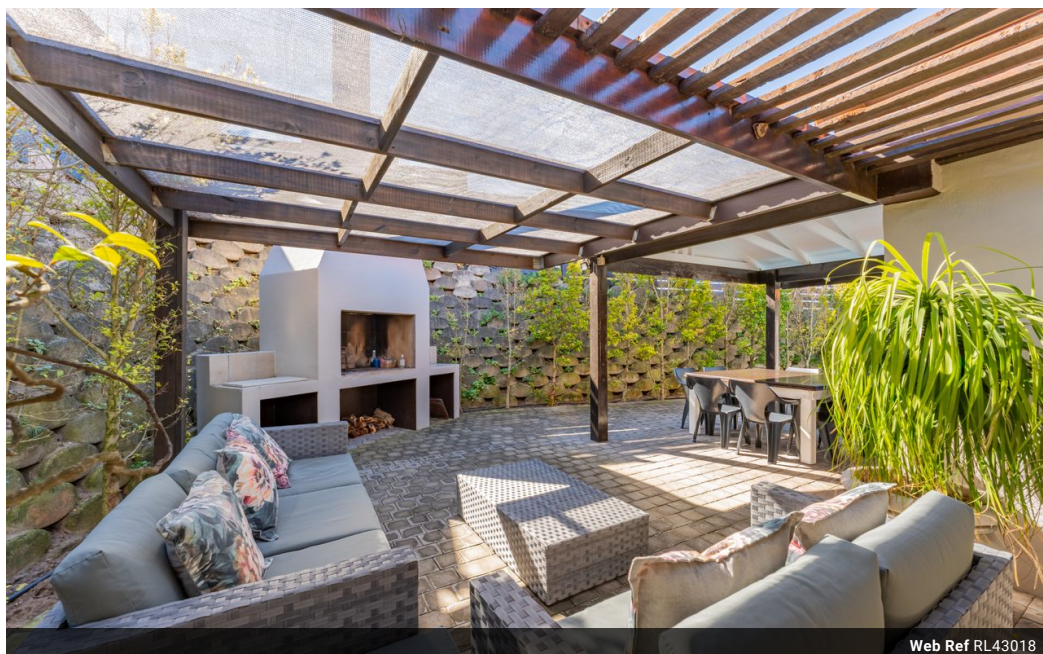
Candidate Property Practitioner  
Registered with PPRA  
(FFC 118 623 8)  
072 950 9805

kathy.brady@harcourts.co.za

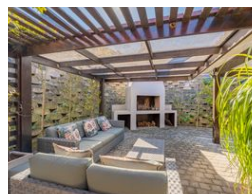
Contact Harcourts Oyster (St Francis Bay)

042 2940921

12 Lyme Road South  
Village Shopping Centre  
St Francis Bay  
6312



Web Ref RL43018



## R3,300,000

4 3 2

**Monthly Bond Repayment** R34,062.22

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R197,547.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R1,055

### Pristine, Private and Perfectly Priced

This flawless home is the best buy on the market at the moment. Perfect for a young family and ideal for those wanting to downsize and enjoy an easy living, modern and immaculately maintained retreat in St Francis. Totally off-grid - with solar powered electricity and plumbed borehole water, so there is no reliance on municipal services. Cleverly set out on a single level with multifunctional spaces and seamless indoor/outdoor living. Within walking distance of the Port shops and restaurants and quick, easy access to the rest of St Francis Bay.

A pedestrian entrance from the road, leads along a decked path past the beautiful garden to the front door which welcomes you to this special home. The modern upmarket kitchen has a large central island for casual meals and merges with the lounge and dining room. Stacker doors off the...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	225m <sup>2</sup>
Land Size	725m <sup>2</sup>

#### Extras

Solar Heating Backup Water Totally Fenced Single Storey

