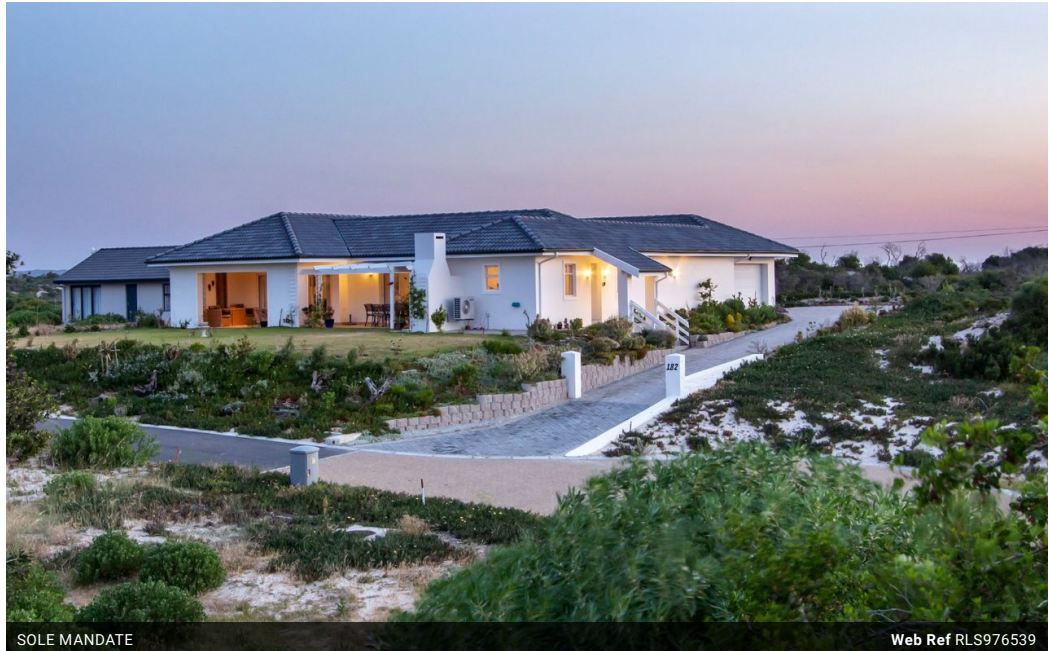




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SOLE MANDATE

Web Ref RLS976539



**R5,500,000**

3   3.5   2

**Monthly Bond Repayment** R56,770.36  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R462,807.00   **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Exquisite Family Home in Flamingo Bay – A Sanctuary of Elegance and Comfort

Nestled in the sought-after Flamingo Bay, this stunning home effortlessly combines luxury, comfort, and timeless design. Set on a generous 1,185m<sup>2</sup> plot with a well-planned 350m<sup>2</sup> floor space, this home was built with meticulous attention to detail eight years ago and has been lovingly maintained ever since.

Step inside, and you'll find three spacious bedrooms, each with its own en-suite bathroom fitted with built-in heaters for those cooler days. A dedicated study offers the perfect space for working from home or curling up with a good book. The flowing living areas include a warm and inviting lounge and an elegant dining room—ideal for both relaxed evenings and entertaining guests. The kitchen is beautifully designed, combining practicality with style to make everyday living a pleasure.

One of the home's standout features is...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	330m <sup>2</sup>
Bathrooms	3.5	Carports / Parkings	2	Land Size	1,185m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	No		
Studies	1	Views	True		
Furnished	No				

