



Karin Engelbrecht 072 024 1007 karin.engelbrecht@seeff.com

#### Contact Hermanus

028 3130390

Shop 10 104 Main Road Hermanus 7200





# R3,250,000



 Monthly Bond Repayment R32,994.94

 Calculated over 20 years at 10.75% with no deposit.

 Transfer Costs R192,047.00
 Bond Costs R45,955.00

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

 Monthly Levy R1,600

## Secure living in a picture perfect setting in popular Sea Glades

#### Sole Mandate

This delightful gem is situated in Onrus River. Ideal for a young couple, retirees, or a small family.

This home has beautiful mountain views, north-facing windows and a private and secure garden. Sunlight fills the home and gives it a sunny and warm feel.

The modern finishes complement the neat and well-kept exterior and garden. Two good-sized bedrooms with ample built-in cupboards and two bathrooms with quality finishes make for comfortable living. The home is in excellent condition. The main bedroom is en-suite and the second bedroom has a full bathroom.

The study has a sliding door leading to the back garden. It can also be used as a TV room or a third bedroom. The kitchen has a gas hob with an electric oven. A very efficient gas geyser delivers hot water quickly and cheaply. Sea Glades is a small gated...

### Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	134m <sup>2</sup>
Bathrooms	2	Carports / Parkings	3	Land Size	406m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				

