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R4,500,000







Monthly Bond Repayment R44,173.95

Calculated over 20 years at 10.25% with no deposit.

**Transfer Costs** R343,180.00 **Bond Costs** R57,265.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R872

Delightful modern home in pristine condition

Exclusive Sole Mandate. Step into this beautifully maintained, light-filled, open-plan home where comfort meets coastal charm. Enjoy tranquil views from the balcony overlooking mature green trees and the sparkling sea-an idyllic backdrop for morning coffee

Designed for effortless entertaining, the private garden offers a peaceful outdoor haven, perfect for gatherings or quiet reflection. Inside, the spacious living area features a slow-combustion fireplace, adding warmth and ambience to winter nights.

The home offers three generously sized bedrooms, each with built-in cupboards. The main bedroom is a true retreat, complete with a modern en-suite bathroom that exudes space and style.

Plenty of built-in cupboards in the kitchen and a large-sized stove with gas burners for effortless entertaining. The home also...

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Land Size	478m²
Bathrooms	2	Carports / Parkings	2		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		

