



**Johan De Waal**  
083 650 0253  
johan.dewaal@seeff.com



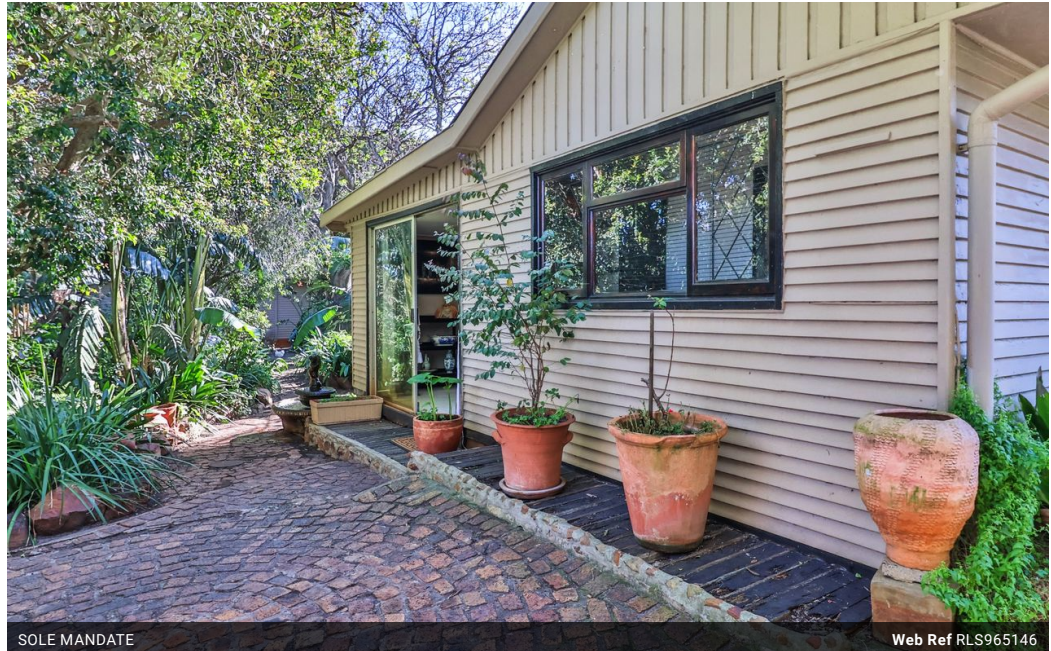
**Melinda Jacobs**  
084 585 5796

melinda.jacobs@seeff.com

Contact Hermanus

028 3130390

Shop 10  
104 Main Road  
Hermanus  
7200



SOLE MANDATE

Web Ref RLS965146



R3,850,000

**Monthly Bond Repayment** R39,739.25  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R264,550.00    **Bond Costs** R51,610.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

🛏️ 3    🚿 2    🏠 1

### 3-Bedroom Home for Sale in Sandbaai

#### Discover Your Secluded Oasis

Exclusive sole mandate. Tucked away amidst lush greenery and towering trees, this charming and tastefully furnished cottage offers a serene retreat from the everyday. Set on a spacious, consolidated erf, this home features a warm and inviting atmosphere with thoughtfully designed living spaces.

Step inside to find a cozy lounge complete with a fireplace, perfect for relaxing evenings. The separate dining room provides an elegant setting for meals, while the kitchen, with its convenient pantry, makes cooking a pleasure.

The master bedroom is a peaceful haven with its own en-suite bathroom, while two additional bedrooms share a second bathroom. A versatile study adjacent to one of the bedrooms is ideal for remote work or hobbies.

The property's lush garden is a verdant sanctuary, meticulously...

### Features

Pets Allowed		Interior		Exterior		Sizes	
	Yes	Bedrooms	3	Garages	1	Floor Size	169m <sup>2</sup>
		Bathrooms	2	Security	No	Land Size	1,428m <sup>2</sup>
		Kitchens	1	Pool	No		
		Recep. Rooms	2	Views	False		
		Studies	1				
		Furnished	No				

