



**Ronel Meyer**  
 083 406 8952  
 ronel.meyer@seeff.com

Contact Hermanus  
 028 3130390

Shop 10  
 104 Main Road  
 Hermanus  
 7200



Web Ref RLS967146



R3,950,000

3 2 2

**Monthly Bond Repayment** R40,771.44  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R275,550.00 **Bond Costs** R51,610.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R600 **Monthly Rates** R800

PLOT and PLAN with mountain views

Imagine a modern, open-concept home with three bedrooms and two bathrooms. The spacious living area flows seamlessly into a bright kitchen, featuring a large island for casual dining. To the left, a cozy family room with a fireplace provides a warm gathering spot. Each bedroom has ample closet space, with the master suite offering an ensuite bath for privacy. A dedicated laundry room is conveniently located near the bedrooms. Large windows invite natural light, and a sliding door opens to a backyard patio, perfect for entertaining. The layout balances comfort, functionality, and a connection to outdoor living.

Sandbaai lies on the coast at the entrance to the Hemel-en-Aarde (Heaven and Earth) Valley. It is a fast growing residential area in the greater Hermanus with an eclectic mix of residential and holiday homes. Permanent...

Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	3	Garages	2	Land Size
Bathrooms	2	Carports / Parkings	1	320m <sup>2</sup>
Kitchens	1	Security	Yes	
Recep. Rooms	2	Pool	No	
Furnished	No	Views	False	