



Melinda Jacobs 084 585 5796 melinda.jacobs@seeff.com



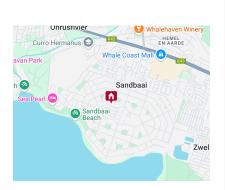
Johan De Waal 083 650 0253

johan.dewaal@seeff.com

Contact Hermanus

## 028 3130390

Shop 10 104 Main Road Hermanus 7200













R3,750,000





Monthly Bond Repayment R38,071.09

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R251,382.00 **Bond Costs** R49,725.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R726

## 3-Bedroom House for Sale in Sandbaai

Charming Home with Loads of Potential in Sandbaai

No

Joint mandate - Welcome to this warm and inviting home, perfectly positioned on a spacious, consolidated plot in the sought-after area of Sandbaai. Whether you're looking for a comfortable family home or exploring development opportunities, this property has plenty to offer — including the potential to subdivide the plot or add a second dwelling.

Step inside and you'll find a bright, open-plan living area that includes a well-designed kitchen with a separate pantry, a cozy lounge and dining space, and a built-in braai — perfect for entertaining! Large doors open out to a sunny patio and a lovely garden, ideal for relaxing or enjoying time with family and friends. There's also a guest toilet and a separate laundry room for added convenience.

The home features three bedrooms,...

## Features

Furnished

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	2	Floor Size	244m²
Bathrooms	2	Security	No	Land Size	1,479m²
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Studies	1				