



**Amanda Madden**  
076 427 0947  
amanda.madden@seeff.com

Contact Hermanus  
**028 3130390**

Shop 10  
104 Main Road  
Hermanus  
7200



Web Ref RLS945764



**R5,750,000**

3 4 2

**Monthly Bond Repayment** R59,350.83  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R490,307.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,500 **Monthly Rates** R950

### Idyllic Waterside Locale with Soaring Views

Prepare to be captivated by this exquisite seaside masterpiece nestled in the prestigious Sandown Bay waterfront estate, Hermanus. A true fusion of space and sophistication, this home boasts breathtaking design and unparalleled livability, with every room radiating grandeur and expansive outdoor entertainment spaces that seamlessly blend with the indoors through a sleek sliding shutter door system. Not only does this feature elevate the aesthetic appeal, but it also provides an additional layer of security, ensuring peace of mind.

Elegantly designed across two self-contained levels, the ground floor is an entertainer's dream. Step into the welcoming entrance hall, where a chic kitchenette complements the open-plan dining and lounge area, complete with a stylish stainless steel indoor braai. The lounge flows effortlessly onto a...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	340m <sup>2</sup>
Bathrooms	4	Carports / Parkings	2	Land Size	491m <sup>2</sup>
Kitchens	2	Security	Yes		
Recep. Rooms	5	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

#### Extras

24 Hour Access Air Conditioner Alarm System Aquatic Activities Boat Launch Coastal Beach Freestanding Balcony Built In Braai Built in Wardrobes Centre Island Courtyard Cul\_De\_Sac Covered Patio Deck Double Storey Double Parking Electric Garage Electric Gate Estate Fireplace Fishing Estate Garden Guard House Guard Guest Toilet Holiday Home Immaculate Condition Jacuzzi

