



**Karin Engelbrecht**  
072 024 1007  
karin.engelbrecht@seeff.com

Contact Hermanus  
028 3130390

Shop 10  
104 Main Road  
Hermanus  
7200

UNDER OFFER



SOLE MANDATE

Web Ref RLS975791



R3,600,000

3 Bedrooms, 2 Bathrooms, 1 Garage

**Monthly Bond Repayment** R37,158.78

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R232,714.00    **Bond Costs** R47,840.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,100

A heartwarming, beautiful home kept in pristine condition

Exclusive Sole Mandate.

It is heartwarming to find a home kept in pristine condition by a proud owner who finds great joy in living in such a beautiful space. Every aspect of this property shows her dedication and love for it.

It is the ideal home for a young couple, retirees or a small family.

Fall in love with the mountain views from the patio in summer or snuggle next to the slow-combustion fireplace in winter.

The home was designed and built by the current owner who has called Vermont, with all its natural beauty, home for several years. Karee Street is a quiet cul-de-sac with 6 properties only.

This well-maintained home will delight the new owner as they will have nothing to do but move in and enjoy.

The modern finishes and practical layout create an architecturally attractive, functional home.

Every bedroom has...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Furnished No

### Exterior

Garages 1  
Carports / Parkings 1  
Security No  
Pool No  
Views False

### Sizes

Land Size 541m<sup>2</sup>

