



**Elmarie Hurter**  
083 304 4883  
elmarie.hurter@seeff.com



**Mina Naude**  
079 244 8199  
mina.naude@seeff.com



**Lynda Terblanche**  
083 648 1880

lynda.terblanche@seeff.com

Contact Hermanus

028 3130390

Shop 10  
104 Main Road  
Hermanus  
7200



SOLE MANDATE

Web Ref RLS977554



R7,500,000

**Monthly Bond Repayment** R77,414.13  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R694,228.00    **Bond Costs** R75,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,495

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### Modern Lock-Up-and-Go in Sought-After Voelklip

Proud Sole Mandate. Nestled between the mountains and the sea, Voelklip is one of Hermanus' most desirable suburbs. We are thrilled to present this newly listed, well-designed modern lock-up-and-go—perfect as a holiday retreat, an Airbnb investment, or a charming family home.

This stylish property boasts spacious interiors with high-end finishes throughout.

Ground Floor:

A generously sized bedroom with an en-suite bathroom.  
An open-plan kitchen and lounge area, previously the double garage, which can be converted back if desired.

Top Floor:

An open-plan kitchen, dining, and lounge area leading to a balcony with ocean view.  
Three well-appointed bedrooms, including a master suite with an en-suite bathroom.  
Access to an outdoor braai area with ample space to add a splash pool, all set against the backdrop of Voelklip's...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	2
Recep. Rooms	3
Furnished	No

#### Exterior

Carports / Parkings	3
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	270m <sup>2</sup>
Land Size	495m <sup>2</sup>

#### Extras

Above Road Balcony Coastal Beach Double Storey Gas Hob Holiday Home Sea

