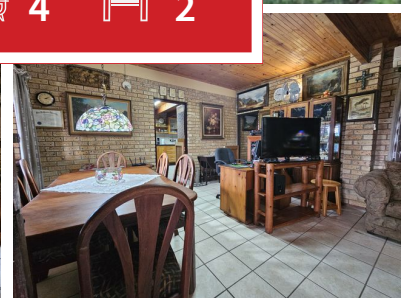
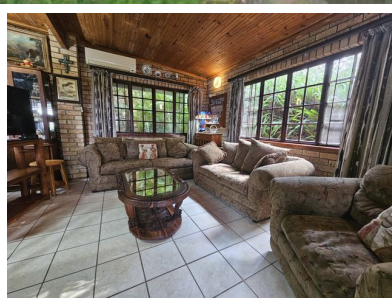
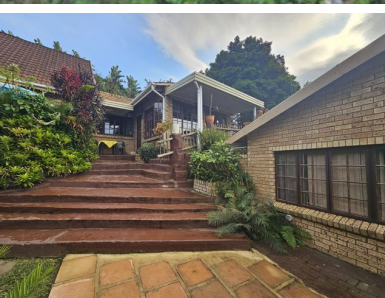


6 4 2



## Prime Property with sea view and Flatlets!

Nestled in tranquil surroundings, this multi-level residential gem offers exceptional value and income potential. The main home combines modern functionality with relaxed living, complemented by three stylish and fully equipped flatlets—perfect for rental income or extended family accommodation. Main Residence Highlights: Contemporary kitchen with melamine countertops, high-level oven, gas stove, extractor fan, ample cupboard space and extended laundry room. Spacious open-plan living area with two dining spaces, lounge, and study. Main bedroom upstairs with En-suite bathroom (bath, toilet, basin). Double automated garage with remote-controlled access and intercom system. Splash pool and beautifully maintained garden ideal for entertaining, May use the small pool area for koi dam if you want to. Backup water tank and pump system for peace of mind.

Flatlet Features: Flatlet 1: Open-plan living with lounge, kitchen, bathroom, and private balcony with sea views. Flatlet 2: Cozy open-plan space with kitchenette, bathroom, and private garden area.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R22,335.04

### Bond Costs

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

R34,625.00

### Transfer Costs

R89,947.00

### Monthly Rates

R2,420





### INTERIOR

Bedrooms	6
Bathrooms	4
Kitchens	3
Recep. Rooms	3
Furnished	Yes

### EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	-
Land Size	2,169m <sup>2</sup>



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