



Johann Cronje
082 953 7120
johann@kpsgardenroute.co.za

Contact Garden Route

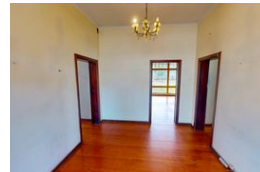
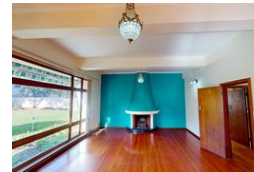
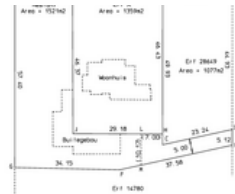
086 1778877

Regus Office
Shamrock Building 2nd Floor
97 York Street
George
6530



SOLE MANDATE

Web Ref KRL335



R5,100,000

4 4

Monthly Bond Repayment R52,641.61

Calculated over 20 years at 11% with no deposit.

Transfer Costs R418,807.00 **Bond Costs** R65,785.00

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

Monthly Rates R1,600

AN EXCLUSIVE PROPOSITION - NO TRANSFER DUTY ON THIS HOME WITH A PRIME LOCATION AND ENDLESS POTENTIAL

Step into the charm of this gracious heritage home, perfectly positioned in sought-after Heatherlands.

Offering immense potential for tasteful cosmetic enhancements, this timeless residence invites you to blend classic character with modern refinements.

Set on a large remaining 1,359m² stand, this North-facing gem boasts beautiful views and a sun-filled garden—creating the perfect canvas for your dream home. No transfer duties apply, as the property is sold by a VAT vendor, ensuring significant savings for buyers.

The Subdivision & Sale Process

The stand is in the process of subdivision, and the remaining extent being sold represents the original main house as per the supplied proposed diagram.

Public participation for the subdivision is well advanced, with necessary infrastructure adjustments scheduled upon final...

Features

Pets Allowed		Yes		
Interior			Exterior	
Bedrooms	4		Security	Yes
Bathrooms	4		Pool	No
Kitchens	1		Views	True
Recep. Rooms	3			
Studies	1			
Furnished	No			
			Sizes	
			Floor Size	350m ²
			Land Size	1,359m ²