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### Contact Garden Route

## 086 1778877

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











# R2,395,000

 Monthly Bond Repayment R24,720.91

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R105,152.00
 Bond Costs R36,530.00

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

 Monthly Levy R1,200
 Monthly Rates R1,800

### 1,000m<sup>2</sup> Vacant Land For Sale in Welgelegen

AS GOOD AS IT GETS - UNSPOILT MOUNTAIN VIEWS ON THIS PLOT AND PLAN STAND

A North facing stand with guaranteed soul and considerable eye candy of the Outeniqua Mountains.

This large 1000m2 stand presents a South Entry, North facing orientation with a large greenbelt towards the North boundary to ensure that you'll experience a much larger stand than you actually have.

This plot and plan opportunity - development rights retained by Cape Estates allows for a minimum development size of 450m2 - on this site you'd want nothing less anyway.

Your valued input to the design is critical as the final touches to create a showstopper would be in good hands.

Be sure to experience these views, the opportunity awaits.

Imagine...

#### Features