



**Willem Erasmus**  
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Contact Garden Route  
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Regus Office  
Shamrock Building 2nd Floor  
97 York Street  
George  
6530



**R3,550,000**

3 2 2

**Monthly Bond Repayment** R36,642.69  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R227,214.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R400 **Monthly Rates** R1,000

### 3 Bedroom Plot & Plan For Sale

This 3 bedroom Plot and Plan property is well situated in Laguna Dunes, a security estate in Langebaan, 1 hour's drive to Cape Town. The West Coast is commonly known for its tourist attraction and the peacefulness vibe that you will feel every day.

This sole mandate is given to Keageoz Property Solutions.

You are close to all amenities, namely: shopping mall, a new mall has opened, you has access to two mall in Langebaan, schools like Curro High, Longacres Private and Topolino Private School, holiday resort, beach, doctor, restaurants and more.

Feel safe with 24 hour security in and around the complex.

Schedule of finishes featuring such as: Structural, interior, plumbing, electrical, cabinetry, exterior & yard are there for you to choose your specifics for your home.

Fibre is also available.

This plot and plan property...

### Features

Pets Allowed		Yes			
<b>Interior</b>					
Bedrooms	3	<b>Exterior</b>		Floor Size	145m <sup>2</sup>
Bathrooms	2	Garages	2	Land Size	280m <sup>2</sup>
Kitchens	1	Carports / Parkings	2		
Recep. Rooms	2	Security	Yes		
Furnished	No	Pool	No		
		Views	True		