



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



Web Ref KRL207



**R3,850,000**

 3  2  2

**Monthly Bond Repayment** R39,739.25  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R284,968.00 **Bond Costs** R58,905.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,000

### 3 Bedroom Beach House For Sale

Long beach walks and ocean views, West Coast weather and friendliness will comfort your soul forever. This home is perfectly located in Dolphyn Strand Dwarskersbos, quite and you laterally hear the waves breaking on your front porch. This elegant house offers you the following:

Fully walled home, with plenty of space for continuing this well laid out garden with irrigation system.

Open plan kitchen with gas stove and oven, leads to the dining area that is equipped with air conditioning. From the dining area, there are stairs towards the upper level, where you can find a study room with the perfect view.

From the open plan kitchen, dining area you walk into the braai area with a relaxed patio space. The braai area has a patio door that separates the braai area from the dining room. This is very suitable for everyone...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Studies 1  
Furnished No

**Exterior**  
Garages 2  
Carports / Parkings 2  
Security No  
Pool No  
Views True

**Sizes**  
Floor Size 225m<sup>2</sup>  
Land Size 553m<sup>2</sup>