



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



Web Ref KRL177



**R4,160,000**

 4  4.5  2

**Monthly Bond Repayment** R42,939.04  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R321,497.00 **Bond Costs** R61,334.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

### Beach House!!!

Modern 4 bedroom house for sale in Kersbosstrand walking distance from the ocean.

You enter this upmarket house through a court yard, double garages can also be used as an entrance to this unique home.

Open plan kitchen with modern taps, double basin and a 5 plate gas stove. Plenty of built-in cupboards in the kitchen and in the scullery. Huge living area with fire place and a family dining table that can also be used as a pool table. From the living area, there is a stacking patio door that leads to the outside braai area onto evergreen grass.

Master bedroom: Huge room with bic and en-suit bathroom "wet room" double showers, toilet, wash basin and mirror.

Second bedroom: Bic and en-suit bathroom with toilet, shower and wash basin.

Third bedroom: Bic and en-suit bathroom with shower, loose standing bathtub and "he/she"...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

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

#### Sizes

Floor Size	255m <sup>2</sup>
Land Size	860m <sup>2</sup>