



**Andy Brough**  
083 2274318  
andy.b@harcourts.co.za



**Mario Ferreira**  
Principal Property  
Practitioner  
Registered with PPRA

(FFC 070 695 6)

082 490 2752

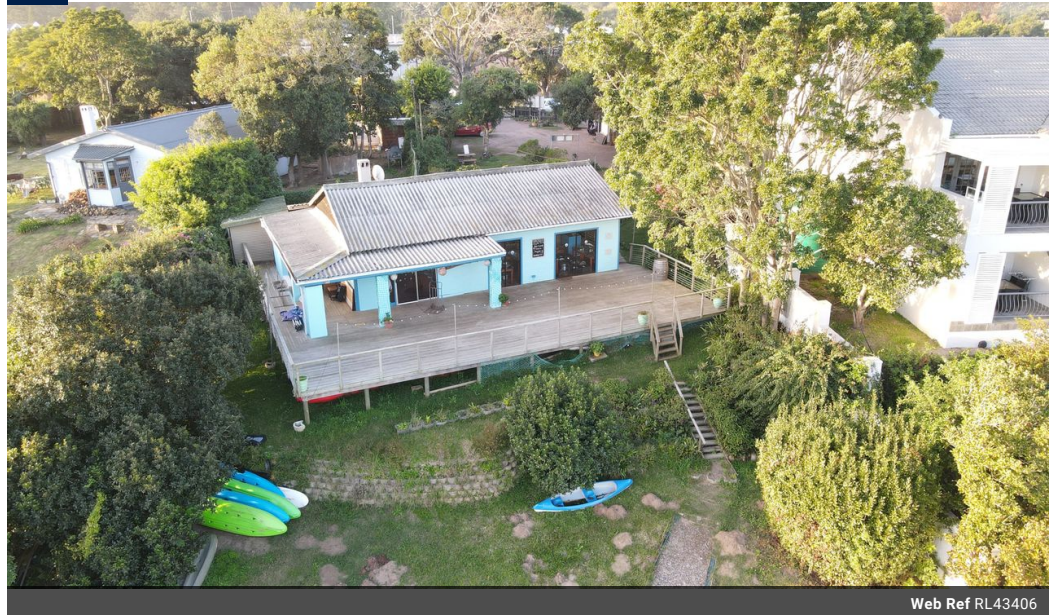
sedgefield@harcourts.co.za

Contact Harcourts Mario Ferreira

044 0200169

Shop 5  
50 Main Rd  
Sedgefield  
6573

NEW



Web Ref RL43406



R5,850,000

2 2 1

**Monthly Bond Repayment** R60,383.02

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R501,307.00

**Bond Costs** R65,785.00

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

**Monthly Levy** R937

**Monthly Rates** R902.5

### A Unique Sedgefield Property on the Edge of the Lagoon

We are delighted to bring you this rare opportunity to own a unique piece of Garden Route Real Estate on the water's edge in Sedgefield. Centrally located in the 'village' - on a 1920 sq.m erf, this property (previously run as a restaurant), offers spectacular views over the Wolwe River and through to the Outeniqua Mountains. The property has a mixed-use zoning allowing for a blend of residential, commercial, and/or office space. The discerning buyer might want this prime spot for a highly desirable home on the water's edge. With just a little imagination, this property has all the potential to be one of the most significant addresses in the town. You can access a roadside shed from the street, which was used as a take-away facility with basic kitchen facilities. In addition, the property has a large workshop (which could also...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	205m <sup>2</sup>
Bathrooms	2	Carports / Parkings	10	Land Size	1,920m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		