



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

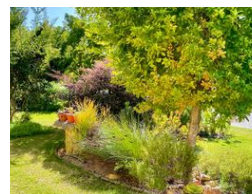
Contact Harcourts Mario Ferreira

044 0200169

Shop 5
50 Main Rd
Sedgefield
6573



Web Ref RL42859



R3,695,000

 2  2  1

Monthly Bond Repayment R38,139.36

Calculated over 20 years at 11% with no deposit.

Transfer Costs R245,332.00 **Bond Costs** R49,725.00

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

Monthly Levy R1,200 **Monthly Rates** R1,352

2 Bedroom Modern Charm in a Secure Estate

JOINT MANDATE:

Island Village is a gated estate with a 24-hour guardhouse at the entrance. On entering the estate, the property is well situated with easy access to the main gate and the adjoining park via a double driveway. The home has excellent kerb appeal. This newly painted 2-bedroom, single garage "lock-up and go" has to be seen to be believed!

ENTERTAINER'S DELIGHT

Complete with a Godin wood-burning fireplace and modern Icovar vinyl flooring, the home brims with charm. A combined open plan dining and lounge area offers comfort with a stylish design. The north-facing rooms adjoin the sun lounge, which is perfect for entertaining. Both bedrooms have newly fitted carpets, modern cupboards, and block-out roller blinds. Both bathrooms come with fitted Rainfall shower heads and heated towel rails. The study/office makes...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	1
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	166m ²
Land Size	618m ²

Extras

Blinds Built in Wardrobes Burglar Bars Coastal Beach Covered Patio Gazebo Vinyl Floors
Fireplace 24 Hour Response Garden Services Double Parking Electric Garage Mountain View
Zen Garden Immaculate Condition Landscaped Open Plan Kitchen