



**Levina Botha**  
083 296 8033  
levina.botha@harcourts.co.za



**Kobus Lombard**  
083 262 1759

kobus.lombard@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



Web Ref RL35854



## R4,250,000

3 2 1

**Monthly Bond Repayment** R43,868.01

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R313,341.00 **Bond Costs** R55,380.00

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

**Monthly Rates** R707.0

### Charming Island Retreat in Sedgefield – A Modern Haven Amidst Nature

Nestled on the renowned Island of Sedgefield, this stunning property offers an unmatched blend of modern sophistication and natural tranquility. Surrounded by breathtaking beauty and rich birdlife, it's the perfect retreat for families, professionals, or those seeking a peaceful retirement.

The home boasts three generously sized bedrooms, each fitted with built-in cupboards. The master bedroom is a luxurious sanctuary, complete with a sleek en-suite bathroom featuring a striking black bathtub, a stylish basin, a contemporary shower, and a modern toilet. An additional well-appointed bathroom ensures comfort and convenience for residents and guests alike.

At the heart of the home lies a delightful open-plan kitchen, dining, and living area. The kitchen's chic black cupboards and granite countertops exude elegance, while...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	177m <sup>2</sup>
Land Size	1,301m <sup>2</sup>

#### Extras

Bath Shower, Toilet and Basin Garden Open Plan Kitchen build in closet near shops