



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

Contact Harcourts Mario Ferreira

044 0200169

Shop 5  
50 Main Rd  
Sedgefield  
6573



Web Ref RL40990



## R3,250,000

4 3 1

**Monthly Bond Repayment** R32,994.94

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R192,047.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R1,088.0

### Corner Stand for Your Sedgefield Island Living

Corner family house on the Island in Sedgefield with 4 bedrooms, 3,5 Bathroom, Swimming pool and garage  
Walking distance from the lagoon

Large corner plot on the Island in Sedgefield. The property needs a touch-up here and there, but it offers a lot for the right family.

The house has an open-plan area downstairs with a farm-style kitchen to the dining room that forms part of a large and spacious living area where you can entertain to your heart's content. The built-in bar area was cleverly designed to occupy very little space and form part of the lounge. There is a guest toilet downstairs. The lounge area opens up to an outdoor entertainment area with a braai area next to the swimming pool (which was redone a few years ago). A storage area at the back of the house provides room for garden implements, bicycles and lagoon...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Security	No
Pool	Yes
Views	False

#### Sizes

Floor Size	167m <sup>2</sup>
Land Size	1,095m <sup>2</sup>