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Shop 5  
50 Main Rd  
Sedgefield  
6573



Web Ref WSE2784



## R4,500,000

4 2 1

**Monthly Bond Repayment** R46,448.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R709

### Exquisite Island Retreat: A Stunning Abode Awaits You!

Exceptional Home in Tranquil Sedgefield, Heart of the Garden Route – Ideal for Holidays or Permanent Living!

Discover the epitome of coastal living in this beautiful 4-bedroom, 2-bathroom home nestled in the serene town of Sedgefield. Perfectly situated in a quiet area, this residence is a mere stroll away from the renowned Swartvlei Lagoon and just around the corner from the vibrant farmer's market.

Boasting a spacious and well-designed layout, this home is versatile enough to cater to any occasion, whether it's a holiday retreat or a permanent residence for your entire family. The large living area, complete with air-conditioning, seamlessly connects to the open-plan dining area and kitchen, creating a harmonious flow throughout.

The property features a generous garden, providing a peaceful outdoor space, along with...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages 1  
Carports / Parkings 2  
Security No  
Pool No  
Views True

#### Sizes

Floor Size 218m<sup>2</sup>  
Land Size 969m<sup>2</sup>

#### Extras

Laminated Floors Built In Braai House Style: Other Views: Private Views: Urban Locality: Close To Beach Living Area: Open Plan Kitchen: Standard Kitchen: Open Plan Kitchen: Free Standing Stove Kitchen: Finish Kitchen Finish: Timber Main Bedroom: Double Main Bedroom: Built-in-robe Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Heating / Cooling: Split Cycle A/c Outdoor Living: Garden Land Contour: Flat Condition: Good Water Supply: Bore

