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Shop 5  
50 Main Rd  
Sedgefield  
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Web Ref RL32516



R7,999,000

4 5 2

**Monthly Bond Repayment** R82,564.75  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R749,118.00 **Bond Costs** R75,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,634.6

## Colonial Style Luxury on the Sedgefield Dunes

### SPACIOUS LAYOUT, QUALITY FINISHES, SPECTACULAR VIEWS

Welcome to this stunning American-style double-storey colonial home, where timeless elegance meets modern comfort. This property exudes character and charm, boasting classic architectural features, making it a landmark Sedgefield property bordering the Village and Sedgheill.

The craftsmanship, design and layout cover an expansive 471 m2 under roof on a 1426 m2 stand that rises above the road and sits neatly on the side of the dune. The property offers breathtaking, north-facing views of the forest, the dunes, the lagoon, and the Outeniqua mountains in the distance. Less than 1 km from the beach, this home is a jewel in the crown that is Sedgefield.

### MULTIPLE OPTIONS

This 4 -5 bedroom architectural masterpiece has exquisite finishes and offers multiple possibilities....

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

### Sizes

Floor Size	471m <sup>2</sup>
Land Size	1,426m <sup>2</sup>